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January 7, 1994

PUBLIC NOTICE

The next Regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, January 13, 1994 at 440 Turk Street, San Francisco, California.

Immediately following the Regular meeting, the Commission will adjourn to Executive Session which is authorized under Government Code 54957 to discuss personnel matters.

Michael Kelly
Acting Secretary/Acting Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 13, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, January 13, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

6 45229 SFPL: ECONO JRS
119 SFPL 07/07/00 40

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

(b) Resolution - Authorizing the Acting Executive Director to execute a purchase order with Consolidated Electrical Distributors, Inc. to purchase electrical fixtures for installation at Development CAL 1-21, Clementina Towers in the amount of $13,342.55

(g) Resolution - Authorizing the Acting Executive Director to enter into a contract with Valoff & Peck for concrete restoration and exterior painting at Development CAL 1-18(10), Woodside Gardens in the amount of $68,280.00

11. NEW BUSINESS:

(a) Resolution - Authorizing the Acting Executive Director to enter into a contract with General Electric for the procurement of stoves, refrigerators, and their replacement parts in an amount not to exceed $300,000.00 during the remainder of fiscal year 1993-94

(b) Resolution - Authorizing the Acting Executive Director to enter into a contract with Cuevas and Mannion Construction for the conversion of housing units into the Potrero Annex Infant Care Center at CAL 1-10, Potrero Annex Housing Development in the amount of $522,900.00

(c) Resolution - Resolution approving write-off of vacated tenant accounts receivable in the amount of $80,896.86 for the quarter ending December 31, 1993

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. ADJOURNMENT:

Immediately following the Regular meeting, the Commission will adjourn to Executive Session, which is authorized under Government Code 54957, to discuss personnel matters.

Michael Kelly
Acting Secretary and Acting Executive Director

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, January 13, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, January 13, 1994 at 4:42 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

A quorum was present.

ALSO PRESENT: Michael Kelly, Acting Executive Director
Geraldine Chavis, Legal Counsel

ABSENT: None.

2. APPROVAL OF AGENDA:

President Meskunas stated, for informational purposes, that an Executive Session had been scheduled for the conclusion of this meeting if it was deemed to be necessary.

Commissioner Huggins made an emergency motion that the issue of adding more public housing residents to the Board of Commissioners be discussed at this meeting after the resolutions had been considered. Legal Counsel Chavis advised that the composition of the Board of Commissioners was determined by State law. The motion was not seconded and President Meskunas stated that this issue would be discussed at the next regularly scheduled meeting of the Commission.

Commissioner Allen moved to approve the rest of the Agenda for January 13, 1994 and Commissioner Carpeneti seconded the motion.

The Agenda of January 13, 1994 was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Mae Thelma Carson, Potrero Hill Development
Oscaryne Williams, Potrero Hill Development
Randall Evans, SFHA painter
Margaret Verges

4. APPROVAL OF MINUTES:

Commissioner Boileau moved to approve the minutes of the December 23, 1993 meeting and Commissioner Huggins seconded the motion.

Commissioner Huggins expressed concern that public comment was not included in the transcription of the December 23, 1993 minutes. President Meskunas stated that it was the policy to list those who participated in public comment but not to include the content of the comments.

The minutes of the meeting held December 23, 1993 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Vice President Meskunas read into the record Legal Counsel Chavis' January 13, 1994 notice to the Board of Commissioners and the public:

"MEMORANDUM

Date: January 12, 1994

To: Michael Kelly, Acting Executive Director

From: Geraldine L. Chavis, Legal Counsel

Subject: Powers of Commissioners

To the Commissioners and the public: The power of the SFHA is vested in the Board of Commissioners, who only have the power to act by a majority vote of a quorum. Four Commissioners constitute a quorum for the purpose of conducting business, exercising power and for all other purposes.

Individual Commissioners only have the authority to participate in meetings of the Commission and to vote on matters that are put before the Commission. Even the Commission President has no authority other than to preside over meetings and to exercise those powers stated in the bylaws. This means that Commissioners have no authority to do such things as demand actions from staff, attend staff meetings, or to demand that he or she be informed of staff recommendations before decisions are made.

The Commissioners, however, may make inquiries from staff members concerning how the agency runs or regarding information needed by the Commissioner to make decisions at meetings of the commission. Similarly, Commissioners should not interact with other City departments without authorization from the Commission and/or consent of the Executive Director. Whether or not, and the extent to which, these Commission inquiries are responded to rests with the Executive Director.

The Executive Director is charged by this Commission with the management of all of the Authority's housing and shall have general supervision over the administration of the Authority business, subject to the direction of the Commission.

Promises made or actions taken by one Commissioner standing alone are not legally binding on the Authority or its staff; and members of the public are cautioned against relying on any such promises or action.

GLC:gb
cc: SFHA Commissioners"

Acting Secretary Kelly announced that the winter edition of the *Spirit Newsletter* was available at the meeting and at the property offices.

Mr. Kelly stated that he had provided copies of the 1994-95 San Francisco Children's Service Plan to the Commissioners for their information. Mr. Kelly said that although this program is Federally funded and does not impact the Authority's budget, this Agency

is working with the City departments who are involved in administering the program. This program assists San Francisco children by helping to ensure housing, health and human services and safety.

Commissioner Huggins requested that the following items be added to the Agenda for the next meeting: (1) Discussion on sending a letter to HUD in support of the Housing Authority's new resident hiring program. (2) Discussion concerning all Commissioners being in attendance at all meetings dealing with the new resident hiring program. (3) Discussion on a resolution amending Section 6 of the new resident hiring program. (4) A status report on residents who were trained by HUD in screening and selection potential residents in the developments. Commissioner Huggins also requested that the subject of having more public housing residents on the Housing Authority Board of Commissioners be placed on the Agenda for the next meeting.

6. REPORT OF SECRETARY:

Mr. Kelly stated that on January 5, 6 and 7, 1994 the Finance Department, with the assistance of TAG Associates (consultants), conducted training sessions with the division directors and department heads as well as the property management staff on project-based budgeting. This budget process will include tenant participation and active participation of the Commission through committee. Mr. Kelly also stated that a project-based budgeting handbook was available to the Commissioners upon request.

Mr. Kelly reported that the first phase of the Housing Authority's application software for the new Sun Computer System had been accepted. He stated that he would continue to update the Board of Commissioners as progress was made.

Mr. Kelly also reported that the BASS Ticket Foundation donated 70 tickets to the Housing Authority Youth Recreation Program for the December 30, 1993 performance of the Nutcracker. He stated that 30 of those tickets included an invitation to attend a pre-Nutcracker luncheon at the Sheraton-Palace Hotel and were specifically earmarked for Alice Griffith, Plaza East, Westbrook, Hunters Point A East youths who had previously assisted BASS with a special Holiday project. The remaining tickets were distributed to youths at the Alemany, Potrero Hill and Bernal Dwellings developments and to Operation Contact.

Mr. Kelly invited the Commissioners, as well as the general public, to the unveiling of the mural project at the Valencia Gardens Community Room, scheduled from 4:00 p.m. to 6:00 p.m., on Wednesday, January 19, 1994. This project is a result of the hard work of the Multicultural Arts Program which is dedicated to promoting friendship among the various ethnic groups. Mr. Kelly introduced Ms. Carmel Spruell who then introduced several of the youth who participated in this program and who spoke on how important

the mural project was to them. Mr. Kelly stated that this program was 100% staffed by public housing residents.

Mr. Kelly announced that the Housing Authority would be closed for the Martin Luther King holiday.

7. COMMITTEE REPORTS:

President Meskunas reported on the progress of the Executive Director Search Committee which met on Monday, January 3, 1994. She stated that three applicants had a second interview and their names were forwarded to the Mayor for review.

Vice President Carpeneti reported that the Site and Design Committee had met today on the resolutions appearing on today's Agenda and he would discuss these resolutions at the appropriate time.

President Meskunas advised that Commissioners Chuck and Allen would be serving on the Finance Committee. She stated that upon the appointment of the new Commissioner the final Committees would be established.

8. REPORT OF COUNSEL:

Legal Counsel Geraldine Chavis stated that she had nothing to add to her written report.

9. TENANT REPRESENTATIVE REPORT:

Ms. Jewel Green reported that the PHTA held a meeting on January 12, 1994 and that she had been elected President and Mrs. Carmelia Brown had been elected Vice President with a quorum present.

10. UNFINISHED BUSINESS:

(b) RESOLUTION NO. 4195

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC. TO PURCHASE ELECTRICAL FIXTURES FOR INSTALLATION AT DEVELOPMENT CAL 1-21, CLEMENTINA TOWERS IN THE AMOUNT OF $13,342.55

WHEREAS, the Authority authorized the Force Account Department to install 390 lighting fixtures in the corridors at development CAL 1-21, Clementina Towers; and

WHEREAS, the quantity required to complete the installation exceeds the required inventory level in the Authority's Warehouse; and

WHEREAS, the Authority solicited proposals from three qualified vendors to supply the necessary quantity of electrical fixtures at the required time; and

WHEREAS, Consolidated Electrical Distributors, Inc. was the lowest, responsive, responsible bidder for the required electrical fixtures and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the electrical fixtures has been approved as part of the 1992 Comprehensive Grant Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Secretary/Acting Executive Director is authorized to execute a purchase order with Consolidated Electrical Distributors, Inc. as the lowest, responsive, responsible bidder to purchase the electrical supplies to complete the site security lighting at development CAL 1-21, Clementina Towers in the amount $13,342.55.

2. This Resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

01/13/94
Date

For discussion purposes, Commissioner Huggins moved to adopt Resolution No. 4195 and Commissioner Carpeneti seconded the motion.

Vice President Carpeneti reported that the Site and Design Committee had met on this item, had thoroughly discussed it and unanimously supported the passage of this Resolution.

Commissioner Allen stated that she would like to meet with the Site and Design Committee to review the past records of Clementina Tower, CAL 1-21 improvements and examine the

specifications. Commissioner Allen moved to table this Resolution and Commissioner Huggins seconded the motion. The vote was:

AYES: Jan Allen, Commissioner
Karen Huggins, Commissioner

NAYS: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner

In response to Commissioner Huggins' inquiry about possible hiring of residents, Mr. Kelly stated that hiring for this project would be done through the unions.

Commissioner Boileau moved to adopt Resolution No. 4195 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert Boileau, Commissioner
Karen Huggins, Commissioner

NAYS: Jan Allen, Commissioner

Resolution No. 4195 was ADOPTED.

(g) RESOLUTION NO. 4196

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH VALOFF & PECK FOR CONCRETE RESTORATION AND EXTERIOR PAINTING AT DEVELOPMENT CAL 1-18(10), WOODSIDE GARDENS IN THE AMOUNT OF $68,280.00

WHEREAS, on October 1, 1993, the Authority advertised for bids for the Concrete Restoration and Exterior Painting at CAL 1-18(10), Woodside Gardens housing development; and

WHEREAS, on October 22, 1993, ten (10) bids were received as follows:

	Bidder	Bid Amount
1.	Valoff & Peck	$ 68,280.00

2.	Art Bendz Painting	$ 84,500.00
3.	D&K Painting, Inc.	$ 86,600.00
4.	W.G. Thompson, Inc.	$ 89,588.00
5.	Pam Latino Painting, Inc.	$ 93,700.00
6.	Carl Sorenson Painting & Decorating	$ 94,278.00
7.	Rozakis & Brother Painting Company	$109,800.00
8.	Armas Construction	$111,500.00
9.	Angotti & Reilly, Inc.	$131,971.00
10.	Zantic Construction	$167,000.00

WHEREAS, the Authority has evaluated the low bid and determined that Valoff & Peck bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available from the Federal Emergency Management Agency, FEMA.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Secretary/Acting Executive Director is authorized to execute a contract for said work with Valoff & Peck in the amount of $68,280.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

01/13/94
Date

Vice President Carpeneti stated that the Site and Design Committee had unanimously voted in favor of passage of this Resolution. He stated that one resident would be employed as a clerk on the Woodside Gardens project and one resident would be hired as an apprentice painter on the work at the Ping Yuen development.

Commissioner Huggins moved to adopt Resolution No. 4196 and Commissioner Chuck seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

NAYS: None.

Resolution No. 4196 was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4197

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH GENERAL ELECTRIC FOR STOVES AND REFRIGERATORS IN AN AMOUNT NOT TO EXCEED $300,000.00 DURING THE REMAINDER OF FISCAL YEAR 1993-94

WHEREAS, the body of the resolution goes here with each whereas followed by a semi-colon and the word "and"; and

WHEREAS, the final whereas should state the funding source (if applicable), e.g., approved operating budget or CIAP, etc., followed by a semi-colon without the word "and";

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to, etc..., except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

01/13/94
Date

Vice President Carpeneti stated that the Site and Design Committee had voted unanimously in favor of this Resolution.

Commissioner Allen stated that she would prefer to see past, present and future contracts before voting in favor of resolutions such as this one.

Commissioner Carpeneti moved to adopt Resolution No. 4197 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert Boileau, Commissioner
Karen Huggins, Commissioner

NAYS: Jan Allen, Commissioner

Resolution No. 4197 was ADOPTED.

(b) RESOLUTION NO. 4198

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH CUEVAS AND MANNION CONSTRUCTION FOR THE CONVERSION OF HOUSING UNITS INTO THE POTRERO ANNEX INFANT CARE CENTER AT CAL 1-10, POTRERO ANNEX HOUSING DEVELOPMENT IN THE AMOUNT OF $522,900.00

WHEREAS, on October 12, 1994, the Authority advertised for bids for the Potrero Annex Infant Care Center work at CAL 1-10, Potrero Annex housing development; and

WHEREAS, on December 14, 1993, two (2) bids were received as follows:

Bidder	Bid Amount
1. Cuevas and Mannion Construction	$ 522,900.00
2. W. Chapot Construction Co.	$ 614,900.00

WHEREAS, the Authority has evaluated the bids and determined that Cuevas and Mannion Construction is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, funding has been provided in the Authority's 1991 Community Development Block Grant (CDBG) Program and supplemental funding has been requested as part of the Authority's 1994 CDBG budget and the Authority's CA-1-919 Comprehensive Improvement Assistance Program budget; and

WHEREAS, the Authority Section 8 Reserve Budget shall provide this supplemental funding should the 1994 CDBG and CA-1-919 funding not become available.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to award a contract for said work to Cuevas and Mannion Construction in the amount of $522,900.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

01/13/94
Date

Commissioner Carpeneti reported that the Site and Design Committee had met on this matter and unanimously approved the passage of this Resolution.

Commissioner Huggins asked if she, as a Potrero Hill resident, were permitted to vote on this Resolution. Legal Counsel Chavis responded that, according to State law, Commissioner Huggins was permitted to vote on this Resolution provided her tenancy had been declared at the

time that she was appointed to the Board of Commissioners and that there was no conflict of interest for Commissioner Huggins to vote on routine resolutions concerning her development such as this Resolution.

Mr. Kelly stated that, if this Resolution was passed, job opportunity notices would be circulated at the job site. He stated that there was a draft of the on this particular program and that the finalized procedure would be made available to the Board of Commissioners at the next meeting.

In response to Commissioner Chuck's inquiry regarding the social impact of this Resolution, Ms. Oscaryne Williams spoke on the positive social impact the Infant Care Center would bring about.

Commissioner Huggins expressed her appreciation of the following for the support of the Infant Day Care project: Dennis Yee, Director of EOC; Ms. Oscaryne Williams, Mr. Don Stahlhut, SFOP; St. Theresa's Church and Father Sammon, Jim Williams and the Housing Authority staff. Commissioner Huggins said she would continue her efforts toward there being day care centers and employment offices being located at all public housing developments in San Francisco.

Commissioner Boileau moved to adopt Resolution No. 4198 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Robert J. Boileau, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner
NAYS:	None.

Resolution No. 4198 UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. ____

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $80,896.86 FOR THE QUARTER ENDING DECEMBER 31, 1993

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1, details procedures relative to the write-off of Tenant Accounts Receivable and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by the Board of Commissioners; and

WHEREAS, the Board of Commissioners is authorized by Resolution No. 2784, dated February 27, 1986, to write-off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the third quarter of Fiscal Year 1992-1993 Debit Balances of $80,896.86.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

01/13/94
Date

A discussion of this Resolution ensued during which President Meskunas and Commissioner Allen expressed concern about the disparities in the TARS report. Mr. Kelly agreed to provide the Commissioners with a full report by the next meeting.

Commissioner Allen moved to table this Resolution and Commissioner Huggins seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner
NAYS:	Robert J. Boileau, Commissioner

This Resolution was TABLED.

President Meskunas adjourned the meeting for recess at 6:05 p.m. and the meeting was reconvened at 6:20 p.m.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Doretta Stewart, Valencia Gardens Development
Bessie Crockett, Valencia Gardens Development
Carmel Spruell, Valencia Gardens Development
Peter Byrne, Hunters View Development, representing Reverend Rev. Willie F. Carter

A discussion ensued at this point regarding the powers of the Board of Commissioners during which Vice President Carpeneti referred to Legal Counsel Chavis' memorandum regarding Commission members demanding that staff take certain actions. At the request of President Meskunas, Legal Counsel Chavis stated that the role of the Commission was basically that of a policy board and the Commission had the power to take action by a quorum, not as individual Commissioners. She further stated that the Bylaws of the Housing Authority delegated the day-to-day operations of the Authority to the Executive Director and that it was appropriate for the Commission to direct the Executive Director to look into certain matters, but that it was not appropriate for the Commission to get involved in those matters directly.

Alma Lark, North Beach Development
Rosemary Ozan, Plaza East Development
Dennis Carr, North Beach Development
Lewis Smith, Jr., 350 Ellis Street Development
Randall Evans, SFHA painter
Theresa Abernathy, Hunters Point "A" West Development
Troy Coleman, Alice Griffith Development
Jewel Green, Hunters View Development
James Franklin, 48th and Noriega Development
Patricia Spicel, Sunnydale Development
Mack Burton, Potrero Hill Development
Theresa Coleman, Westbrook/Hunters Point Development

President Meskunas called a recess at 8:15 p.m. The meeting was reconvened at 8:35 p.m.

Lorraine Bender, North Beach Development
Tahrio Marshall, Potrero Hill Development
Shawndalina Young, Potrero Hill Development
Mary Jones, Westside Development
Dawn Deams
Edna Meilleur
Kimberly Ducksworth, Valencia Gardens Development
Margaret Verges

Commissioner Boileau moved that the January 13, 1994 meeting be adjourned and Commissioner Huggins seconded the motion. There being no further business to come before the Commission, the meeting of January 13, 1994 adjourned at 9:25 p.m. The next regular meeting has been scheduled for January 27, 1994.

Barbara R. Meskunas
President

Michael Kelly
Acting Secretary and Acting Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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January 21, 1994

PUBLIC NOTICE

The next Regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, ~~January 21, 1994~~ at 440 Turk Street, San Francisco, California.

Should be "January 27"

Immediately following the Regular meeting, the Commission will adjourn to Executive Session, which is authorized under Government Code 54957, to discuss personnel matters.

Michael Kelly
Acting Secretary/Acting Executive Director

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CORRECTED NOTICE

January 21, 1994

PUBLIC NOTICE

The next Regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, January 27, 1994 at 440 Turk Street, San Francisco, California.

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Michael Kelly
Acting Secretary/Acting Executive Director

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AGENDA

Regular Meeting Held:
Thursday, January 27, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

(c) Resolution - Resolution approving write-off of vacated tenant accounts receivable in the amount of $80,896.86 for the quarter ending December 31, 1993

11. NEW BUSINESS:

(a) Resolution - Authorizing the Acting Executive Director to execute a purchase order for the procurement of door lock apparatuses and key blanks from Wilco Supply in an amount not to exceed $29,600.00

(b) Resolution - Authorizing the Acting Executive Director to execute a purchase order for the lease of two Savin photocopiers from the Savin Corporation in an amount not to exceed $22,000.00

(c) Resolution - Authorizing the Acting Executive Director to execute a purchase order for the procurement of selected janitorial items from Tamaras Supply Incorporated in an amount not to exceed $24,100.00

(d) Resolution - Authorizing the Acting Executive Director to execute a purchase order for the procurement of selected exterior and interior doors from San Francisco Door Company in an amount not to exceed $34,000.00

(e) Resolution - Urging the Mayor and Board of Supervisors of the City and County of San Francisco to seek legislation which would amend the Health and Safety Code of the State of California to allow the San Francisco Housing Commission to enhance the number of Resident Commissioners from two to four

(f) Resolution - Authorizing the Acting Executive Director to amend the contract agreement with the Girls After School Academy to increase funding to continue after-school services for at risk teenage girls at Sunnydale in an amount not to exceed $60,000.00

(g) Resolution - Authorizing the Acting Executive Director to enter into a contractual agreement with the Mayor's Criminal Justice Council to coordinate gang and drug prevention activities with youth and young adults at target sites in an amount not to exceed $85,000.00

(h) Resolution - Resolution authorizing the Acting Executive Director to execute a purchase order for Housing Authority Risk Retention Group in the amount of $180,000.00 for the 1993-1994 policy year

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. ADJOURNMENT:

Immediately following the Regular meeting, the Commission will adjourn to Executive Session, which is authorized under Government Code 54957, to discuss personnel matters.

Michael Kelly
Acting Secretary and Acting Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, January 27, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, January 27, 1994 at 4:32 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Karen Huggins, Commissioner

A quorum was present.

ALSO PRESENT: Michael Kelly, Acting Executive Secretary
Geraldine Chavis, Legal Counsel

ABSENT: Robert J. Boileau, Commissioner
Jan Allen, Commissioner

2. APPROVAL OF AGENDA:

Commissioner Carpeneti moved to approve the Agenda for January 27, 1994 and Commissioner Chuck seconded the motion.

The Agenda of January 27, 1994 was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Tiki Hadley, Alemany Development
Shirley Dorton, Sunnydale Development
Doris J. Cato, Sunnydale Development
Christine Neal, Alice Griffith Development
Tina Neal, Sunnydale Development, GASA
Edith Bryant, Sunnydale Development, GASA
Teresita Davis, Sunnydale Development, GASA
Shamea Broussard, Sunnydale Development, GASA
Ebony Glenn, Sunnydale Development, GASA
Rachel Whiteside, Sunnydale Development, GASA
Loretta Wilson, Sunnydale Development, GASA parent
Sharron Treskunoff Bailey, Sunnydale Development, GASA
Margaret Verges
Jewel Green, Hunters View Development, PHTA
Abu Bakr
Louise Vaughn, Geneva Towers
Joseph Thomas, 25 Sanchez Street Development
Thomas Mayfield, Mayor's Office - Gang Prevention Program

4. APPROVAL OF MINUTES:

Commissioner Carpeneti moved to approve the minutes of the January 13, 1994 meeting and Commissioner Chuck seconded the motion.

The minutes of the meeting held January 13, 1994 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Michael Kelly reported that the San Francisco Housing Authority had sent a telegram to the Los Angeles Housing Authority expressing sympathy regarding the earthquake centered in that area and offering assistance as might be necessary. He stated that the City of San Francisco had provided police and building inspection assistance during this period.

Mr. Kelly also stated that the Housing Authority had responded to the Regional Inspector General's audit and expressed his anticipation that the submission would close most of the recommendations contained in the audit.

6. REPORT OF SECRETARY:

Mr. Kelly reported that he had met three months ago with Police Chief Tony Ribera regarding the Housing Authority contract with the Police Department and discussed what could be accomplished in terms of alleviating the concerns which residents had expressed regarding security needs in the Authority's developments. He stated that a pilot program had been initiated at the Alice Griffith development which involved random cordoning off at the two main entrances to that development as check points. This procedure would would screen the entrance of nonresidents or friends of nonresidents prior to admittance to the development. He stated, that in the first few days of the program, there were two felony arrests, three stolen automobiles recovered, 65 abandoned vehicles towed, and eight dogs were removed. Additionally, three bicycles belonging to residents were repaired by the Community Police Officer Program. Mr. Kelly stated that it was also noted that a number of resident youths were at the development during school hours. Some community outreach is being done concerning that situation. Mr. Kelly stated further that there had been two meetings with the residents and a walking tour of the development by the Chief of Police and Housing Authority staff to determine how things were progressing. In response to President Meskunas' inquiry, Mr. Kelly stated that there was no definite length of time scheduled for this pilot program but rather the time period depended upon its success.

Commissioner Huggins suggested that the Housing Authority staff look into possible alternative types of security for the developments once the police contract expires. As a point of clarification, President Meskunas stated that no research had been made regarding alternative security measures at this point.

Mr. Kelly reported that, in response to a followup request by Vice President Carpeneti, a meeting was held with the Property Manager at Valencia Gardens, PHTA President Jewel Green, Commissioner Huggins, and Housing Authority management personnel on January 26, 1994. He stated that the disputes had been addressed and that PHTA would help facilitate an election at that site. Mr. Kelly stated further that the Agency looked forward to a continued cooperative working relationship between management and the development's residents. Commissioner Huggins stated that she felt the town hall type meetings would alleviate many concerns at their inception.

Mr. Kelly reported that the ad hoc committee for resident hiring would meet on Friday, January 28, 1994 at 440 Turk Street. In response to President Meskunas' inquiry, Mr. Kelly stated that the ad hoc committee was composed of Ms. Deborah Whittle, Director of Resident Services; Mr. Brandy Moore, Affirmative Action Director; Commissioner

Karen Huggins; Mr. Steven Quock, Director of Construction; Jim Williams, Acting Director of Conventional Housing Management; Carmen Rosales, Director of Eligibility; Lois Kernan, Personnel Development Coordinator; Tommy Hodge, Resident Management Corporation Coordinator; Walter Patrick, Director of Personnel; Lisa Gelfand, Development Associate Architect; and Ron Atkielski, Director of Planning and Design. Mr. Kelly stated that an invitation had been sent to PHTA to attend this meeting. Commissioner Huggins requested that Mr. Kelly add the name of Mr. Randall Evans to the list of invitees.

Mr. Kelly stated that the Multi-Cultural Art Program opening last week was well attended and was a wonderful event. He stated that this model was a great opportunity for the children and that he looked forward to expanding this organization throughout the Housing Authority developments.

7. COMMITTEE REPORT:

President Meskunas reported that both the Finance Committee and the Site and Design Committees had met since the last meeting of the Board of Commissioners on January 13, 1994.

Commissioner Chuck stated that the Finance Committee had met on January 26, 1994 and had been briefed by the Housing Authority staff on Resolution C, Old Business, and Resolutions F, G and H under new business. He stated that there would be ongoing discussions on other matters discussed at the committee meeting.

Vice President Carpeneti stated that the Site and Design Committee had met with Housing Authority staff today to discuss Bernal Dwellings, Plaza East and North Beach developments. He invited Ms. Green, PHTA President, or a representative to attend the next Site and Design Committee meeting.

President Meskunas advised that the Executive Search Committee had not met since the last meeting and that the Executive Session scheduled for tonight would be cancelled.

8. REPORT OF COUNSEL:

Ms. Chavis stated that she had nothing to add to her written report.

9. TENANT REPRESENTATIVE REPORT:

Ms. Jewel Green stated that the PHTA secretary had taken their report home to prepare it. Ms. Green reported that the Housing Authority staff was providing assistance to PHTA. She stated that a meeting had been held yesterday with the residents of Valencia Gardens and that PHTA had been invited to other areas which were having elections. Mr. Kelly reported that the PHTA had been advised by letter that the Senior Staff meets

on Tuesdays at 10:00 a.m. and they were given a standing invitation to attend the meetings. He requested that the PHTA give notification prior to their attendance. In response to President Meskunas' inquiry, Mr. Kelly stated that, since PHTA was having difficulty receiving their mail, residents would be notified by telephone.

President Meskunas recessed the Commission meeting at 5:50 p.m. and the meeting was reconvened at 6:10 p.m.

10. UNFINISHED BUSINESS:

(c) RESOLUTION NO. 4199

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $80,896.86 FOR THE QUARTER ENDING DECEMBER 31, 1993

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1, details procedures relative to the write-off of Tenant Accounts Receivable and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by the Board of Commissioners; and

WHEREAS, the Board of Commissioners is authorized by Resolution No. 2784, dated February 27, 1986, to write-off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the third quarter of Fiscal Year 1992-1993 Debit Balances of $80,896.86.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

01/27/94
Date

Commissioner Chuck stated that the Finance Committee members were concerned about the

amount of the money involved in this Resolution and he urged the Housing Authority staff and the Commission to reduce the amount even more. He stated that the Finance Committee recommended that the Resolution be approved. In response to Commissioner Huggins's inquiry concerning what steps had been taken to resolve the Tenants Accounts Receivable problem, Mr. Kelly stated that research was being done into various avenues to reduce or eliminate the necessity of Resolutions such as this one. He stated that one possible solution might be making budgetary counseling available to the public housing residents.

Commissioner Chuck moved to adopt Resolution No. 4199 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Karen Huggins, Commissioner
NAYS:	None.
ABSENT:	Robert J. Boileau, Commissioner Jan Allen, Commissioner

Resolution No. 4199 was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4200

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF DOOR LOCK APPARATUSES AND KEY BLANKS FROM WILCO SUPPLY IN AN AMOUNT NOT TO EXCEED $29,600.00

WHEREAS, the Authority solicited quotations, in full and open competition, for the purchase and delivery of door lock apparatuses and key blanks for use throughout the agency; and

WHEREAS, quotations were received from R & H Wholesale Supply, Inc., Wilco Supply, Kwik Key Lock and Central Builders Supply in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a purchase order should be made to Wilco Supply as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the operating budget for Fiscal Year 1993-94.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute a purchase order for the procurement of door lock apparatuses and key blanks in an amount not to exceed $29,600.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

01/27/94
Date

Commissioner Huggins moved to adopt Resolution No. 4200 and Commissioner Chuck seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Karen Huggins, Commissioner
NAYS:	None.
ABSENT:	Robert J. Boileau, Commissioner Jan Allen, Commissioner

Resolution No. 4200 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 4201

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE LEASE OF TWO SAVIN PHOTOCOPIERS FROM THE SAVIN CORPORATION IN AN AMOUNT NOT TO EXCEED $22,000.00

WHEREAS, the Authority solicited quotations, in full and open competition, for the lease of photocopiers from the Savin Corporation; and

WHEREAS, the Commission approved the contract award pursuant to Resolution number 3567 adopted on November 8, 1990; and

WHEREAS, the services provided, including the supplies and maintenance for the leased equipment, are of a necessary and vital nature and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractor named has performed and provided services in an acceptable manner, and the request for funding of the contract for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for the service described herein is available as part of the Authority's operating budget and Section 8 administrative fees for fiscal year 1993-1994;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute a purchase order for the lease of two savin photocopiers in an amount not to exceed $22,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

01/27/94
Date

Commissioner Huggins moved to adopt Resolution No. 4201 and Commissioner Chuck seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Karen Huggins, Commissioner
NAYS:	None.
ABSENT:	Robert J. Boileau, Commissioner Jan Allen, Commissioner

Resolution No. 4201 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 4202

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF SELECTED JANITORIAL ITEMS FROM TAMARAS SUPPLY INCORPORATED IN AN AMOUNT NOT TO EXCEED $24,100.00

WHEREAS, the Authority solicited quotations, in full and open competition, for the purchase and delivery of selected janitorial items for use throughout the agency; and

WHEREAS, quotations were received from Tamaras Supply, Incorporated, August Supply Company and IMS Company in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a purchase order should be made to Tamaras Supply, Incorporated as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the operating budget for Fiscal Year 1993-94.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute a purchase order for the procurement of selected janitorial items in an amount not to exceed $24,100.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

01/27/94
Date

Commissioner Carpeneti moved to adopt Resolution No. 4202 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Karen Huggins, Commissioner

NAYS: None.

ABSENT: Robert J. Boileau, Commissioner
Jan Allen, Commissioner

Resolution No.4202 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 4203

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF SELECTED EXTERIOR AND INTERIOR DOORS FROM SAN FRANCISCO DOOR COMPANY IN AN AMOUNT NOT TO EXCEED $34,000.00

WHEREAS, the Authority solicited quotations, in full and open competition, for the purchase and delivery of selected exterior and interior doors for use throughout the agency; and

WHEREAS, quotations were received from San Francisco Door Company and South City Lumber in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a purchase order should be made to San Francisco Door Company as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the operating budget for Fiscal Year 1993-94.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute a purchase order for the procurement of selected exterior and interior doors in an amount not to exceed $34,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/S/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

01/27/94
Date

Commissioner Huggins moved to adopt Resolution No. 4203 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Karen Huggins, Commissioner
NAYS:	None.
ABSENT:	Robert J. Boileau, Commissioner Jan Allen, Commissioner

(e)

RESOLUTION URGING THE MAYOR AND BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO TO SEEK LEGISLATION WHICH WOULD AMEND THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA TO ALLOW THE SAN FRANCISCO HOUSING COMMISSION TO ENHANCE THE NUMBER OF RESIDENT COMMISSIONERS FROM TWO TO FOUR

WHEREAS, Section 34271 of the Health and Safety Code of the State of California dictates the composition of housing commissions in the State of California by stating that the Mayor shall appoint five persons as Commissioners of the authority. The governing body shall appoint two additional Commissioners who are tenants of the authority"; and

WHEREAS, increasing resident participation is a major priority of the Housing Commission; and

WHEREAS, it is the desire of the Housing Commission to encourage the participation of residents in the decision making process of the San Francisco Housing Authority in order to ensure that the Housing Commission's decisions reflect the desires of the residents of public housing; and

WHEREAS, other Housing Authorities have enhanced the number of residents on their commissions.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority Commission urges the Mayor and Board of Supervisors of the City and County of San Francisco to seek legislation which would amend the Health and Safety Code of the State of California to allow the San Francisco Housing Commission to enhance the number of Resident Commissioners from two to four.

2. Upon the implementation of this statewide legislation, that the Mayor of San Francisco appoint two additional residents to the San Francisco Housing Commission.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

01/27/94
Date

During the discussion which ensued, it was determined that there were different interpretations of the amendment's intent - it would either increase the size of the Board of Commissioners to nine members to include four public housing residents, or to retain seven Commissioners with the number of resident Commissioners being increased to four. President Meskunas and Commissioner Chuck called attention to the fact that there was barely a quorum of Commissioners present for the today's meeting and suggested that this Resolution be tabled until the next meeting.

Vice President Carpeneti moved to table this Resolution (e) pending clarification of its intent and Commissioner Chuck seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Karen Huggins, Commissioner

NAYS: None

ABSENT: Robert J. Boileau, Commissioner
Jan Allen, Commissioner

Resolution (e) was UNANIMOUSLY TABLED.

(f) RESOLUTION NO. 4204

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO AMEND THE CONTRACT AGREEMENT WITH THE GIRLS AFTER SCHOOL ACADEMY TO INCREASE FUNDING TO CONTINUE AFTER-SCHOOL SERVICES FOR AT RISK TEENAGE GIRLS AT SUNNYDALE IN AN AMOUNT NOT TO EXCEED $60,000.00

WHEREAS, the Authority entered into a contract agreement with the Girls After School Academy on June 15, 1993, with an option to renew the contract after six months, through December 31, 1994; and

WHEREAS, the San Francisco Women's Center/Women's Building has sponsored and provided funding to provide educational, health, vocational, and personal growth related services to at-risk girls in public housing; and

WHEREAS, services will be expanded under the amendment to include GED courses for both young men and women; and

WHEREAS, said funding has been designated for use by the Girls After School Academy (GASA) to provide the required services; and

WHEREAS, this project is a collaboration between the San Francisco Women's Centers and the Authority to provide services to girls in the Sunnydale Housing Development; and

WHEREAS, additional funds are requested to continue the program through December 31, 1994; and

WHEREAS, the program has been successful and provides much needed services to the Sunnydale Youth and

WHEREAS, funding for the services described herein is provided for in the Drug Elimination Program Grant (PHDEP) for FY 1993-94.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute a contract amendment with GASA to provide supplemental funding for a girls after-school program in

an amount not to exceed $60,000.00 through December 31, 1994, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

Much enthusiasm was expressed for the GASA program by the Board of Commissioners, Housing Authority staff and public housing residents. The hope was expressed that a similar program would be made available to young male residents as soon as funding becomes available. Commissioner Huggins moved to adopt Resolution No. 4204 and Commissioner Chuck seconded that motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Karen Huggins, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner Jan Allen, Commissioner

(g)

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH THE MAYOR'S CRIMINAL JUSTICE COUNCIL TO COORDINATE GANG AND DRUG PREVENTION ACTIVITIES WITH YOUTH AND YOUNG ADULTS AT TARGET SITES IN AN AMOUNT NOT TO EXCEED $85,000.00

WHEREAS, the Department of Health and Human Services has provided funding to the City of San Francisco for a gang prevention program to work with high risk youth to alleviate gang and drug activities in the community; and

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to eliminate gang and drug-related activities in our developments and believes that by identifying and counseling young adults to assume positive leadership roles we can create a safer environment for all families in public housing; and

WHEREAS, said funding has been designated for use by the Mayor's Criminal Justice Council to provide the required services; and

WHEREAS, this project is a collaboration between the Mayor's Criminal Justice Council's Gang Prevention Program and the Authority to provide services for young residents in public housing from target sites designated for implementation of drug prevention and intervention activity; and

WHEREAS, to foster greater economy and efficiency, grantees and subgrantees are encouraged to enter into State and local intergovernmental agreements for procurement or use of common services in accordance with applicable regulations under 24 CFR, Part 85.36; and

WHEREAS, supplemental funding for these services is provided for in the Drug Elimination Program (PHDEP) Grant for Fiscal Year 1993-94

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute a contractual agreement with the Mayor's Criminal Justice Council for the procurement of gang and drug prevention activity beginning January 31, 1994 through January 30, 1995 in an amount not to exceed $85,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

01/27/94
Date

Commissioner Huggins moved to table this resolution and Commissioner Chuck seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Karen Huggins, Commissioner
NAYS:	None.
ABSENT:	Robert J. Boileau, Commissioner Jan Allen, Commissioner

Resolution (g) was UNANIMOUSLY TABLED.

(h) RESOLUTION NO. 4205

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE HOUSING AUTHORITY RISK RETENTION GROUP IN THE AMOUNT OF $180,000.00 FOR THE 1993-1994 POLICY YEAR

WHEREAS, the Authority by Resolution No. 3006 dated May 28, 1987, accepted membership into the Housing Authority Risk Retention Group ("HARRG") for the provision of general liability insurance; and

WHEREAS, the Authority by Resolution No. 4070 dated June 10, 1993, renewed its policy with HARRG for the 1993-94 policy year; and

WHEREAS, the Authority's policy with HARRG requires the agency to pay a deductible in the amount of $10,000.00 for each general liability claim that is accepted for payment; and

WHEREAS, funding has been approved, and is available from the Authority's operating budget for the fiscal year 1993-94;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is hereby authorized to execute a purchase order for the Housing Authority Risk Retention Group of the 1993-94 policy year in an amount not to exceed $180,000.00.

2. This Resolution shall take affect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

01/27/94
Date

Commissioner Chuck moved to adopt Resolution No. 4205 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President

Reverend Harry Chuck, Commissioner
Karen Huggins, Commissioner

NAYS: None

ABSENT: Robert J. Boileau, Commissioner
Jan Allen, Commissioner

Resolution No. 4205 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Denise Alexander, Alemany Development
Carmel Spruell, Valencia Gardens Development
Ethel Williams, Valencia Gardens Development
Denise Dunbar, Valencia Gardens Development
Fanny Castellanos Flores, Valencia Gardens Development
Essie Smith, Sunnydale Development
Tiki Hadley, Alemany Development
Reverend Willie Carter, Hunters View Development
Jewel Green, Hunters View Development

Commission Chuck excused himself from the meeting at 7:15 p.m.

Chester Brune, 430 Turk Street Development
James Franklin, 48th and Noriega Development
Mack Burton, Potrero Hill Development

President Meskunas recessed the Commission meeting at 7:45 p.m. and reconvened it at 7:55 p.m.

Charlotte Pinkney, Holly Courts Development
Laboria Moore, Alice Griffith Development
Mrs. Mumphrey
Ublanca Washington, Bernal Dwellings Development

13. ADJOURNMENT:

There being no further business to come before the Commission, Vice President Carpeneti moved that the meeting be adjourned at 9:38 p.m. Commissioner

Huggins seconded the motion. The next Regular meeting has been scheduled for February 10, 1994. The Executive Session which had been scheduled after this meeting was cancelled.

Barbara R. Meskunas
President

Michael Kelly
Acting Secretary and Acting Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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February 4, 1994

PUBLIC NOTICE

The next Regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, February 10, 1994 at 440 Turk Street, San Francisco, California.

Immediately following the Regular meeting, the Commission will adjourn to Executive Session, which is authorized under Government Code 54957, to discuss personnel matters.

Michael Kelly
Acting Secretary/Acting Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, FEBRUARY 10, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, February 10, 1994

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

(e) Resolution - Urging the Mayor and Board of Supervisors of the City and County of San Francisco to seek legislation which would amend the Health and Safety Code of the State of California to allow the San Francisco Housing Commission to enhance the number of Resident Commissioners from two to four (tabled January 27, 1994)

(g) Resolution - Authorizing the Acting Executive Director to enter into a contractual agreement with the Mayor's Criminal Justice Council to coordinate gang and drug prevention activities with youth and young adults at target sites in an amount not to exceed $85,000.00 (tabled January 27, 1994)

11. NEW BUSINESS:

(a) Resolution - Authorizing the Acting Executive Director to execute a purchase order for the procurement of black rubber cove base from Continental Flooring Company in an amount not to exceed $11,400.00

(b) Resolution - Amending Section II of Article III of the By-Laws to provide for a change in the hour at which the Regular meetings are held

(c) Resolution - Ratifying the acquisition of moving services for both modernization and eviction moves on a temporary basis in an amount not to exceed $20,000.00 during Fiscal Year 1993-1994

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. ADJOURNMENT:

Immediately following the Regular meeting, the Commission will adjourn to Executive Session, which is authorized under Government Code 54957, to discuss personnel matters.

Michael Kelly
Acting Secretary and Acting Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, February 10, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in Regular session at 440 Turk Street, San Francisco, California on Thursday, February 10, 1994 at 4:25 p.m.

The meeting was called to order by President Barbara Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

A quorum was present.

ALSO PRESENT: Michael Kelly, Acting Secretary
Geraldine Chavis, Legal Counsel

ABSENT: Reverend Harry Chuck, Commissioner

2. APPROVAL OF AGENDA:

President Meskunas announced that the Executive Session originally calendared to follow tonight's Regular Commission meeting would be reconvened at 4:00 p.m., Monday, February 14, 1994. Commission Boileau stated that, since the purpose of the Executive Session was to select an Executive Director, he believed that the public should be allowed to participate. He moved that the Agenda be amended to exclude Item 13., "Adjournment" which called for an Executive Session following the Regular meeting today and Commissioner Allen seconded the motion. The motion to amend the Agenda for February 10, 1994 was UNANIMOUSLY APPROVED.

Commissioner Boileau moved to approve the Agenda for February 10, 1994, as amended, and Commissioner Allen seconded the motion.

The Agenda of February 10, 1994, as amended, was UNANIMOUSLY APPROVED.

Commissioners Boileau, Allen and Huggins requested that a special meeting be calendared for 4:00 p.m., Monday, February 14, 1994 for the purpose of allowing public comment on the selection of a new Executive Director. Mr. Kelly stated that the Public Notice and Agenda would be sent out immediately.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Reverend Willie F. Carter, Hunters View Development
Thomas Mayfield, Mayor's Office - Gang Prevention Program

Mr. Kelly requested that the remainder of the public speakers on agenda items be heard after the presentation by guest speaker, Dr. Gisella Schecter, Director of Tuberculosis Control Program, San Francisco Department of Public Health. Dr. Schecter was invited to explain the ramifications of exposure to tuberculosis because it was discovered that a Housing Authority employee had an active case of the disease.

Dr. Schecter explained the difference between a positive tuberculin test and the active disease. She explained further that the risk of contracting tuberculosis after short-term exposure was not great. Dr. Schecter distributed written materials regarding the disease and answered questions from the Board of Commissioners. Mr. Kelly stated that Housing Authority staff was working with the Department of Health to establish a schedule for testing and educational meetings on this matter, with the first meeting being held at 2:15 p.m., Monday, February 14, 1994 with residents of senior developments. The second meeting will be at 2:00 p.m., Tuesday, February 15, 1994 at Clementina Towers. Mr. Kelly stated that the Board of Commissioners and residents would be notified as the meeting schedule developed and that followup information would be provided as it became available.

PUBLIC SPEAKERS ON AGENDA ITEMS (cont'd)

Ann M. Ingle, Hayes Valley South Development
Kim Mitchell, Sunnydale Development Gang Prevention Program
Susan Curry, Bayview/Hunters Point Gang Prevention Program

Tanom Domingue, Sr., Potrero Hill Development
Terrell Rogers, Alice Griffith Development
Shelley Elvira Salieri
Margaret Verges
Jewel Green, Hunters View Development
Theresa Coleman, Westbrook Development
Mrs. Willie Carter, Hunters View Development

President Meskunas recessed the meeting at 6:30 p.m. and reconvened at 7:00 p.m.

4. APPROVAL OF MINUTES:

Commissioner Huggins moved to approve the minutes of the January 27, 1994 meeting and Commissioner Boileau seconded the motion.

The minutes of the meeting held January 27, 1994 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Kelly stated that he had submitted to the Commissioners the Housing Authority's Six Months Goals and Objectives for the period November 1993 through April 1994.

Mr. Kelly announced the availability of a Resident Training Resource Guide which was developed by the Human Resources Department and the Housing Authority's Personnel Department. Mr. Kelly noted that all the courses and training activities contained in the Guide had been approved.

Mr. Kelly stated that a letter would be sent shortly to all residents of public housing developments regarding their having the opportunity to participate in project-based budgeting. He stated that the letter was in response to a request from the Finance Committee that public housing residents be given sufficient notice to allow them to participate in the program.

Mr. Kelly informed the residents that the Comprehensive Grant process was again underway and that resident support and involvement would be solicited.

Mr. Kelly stated that, during the week of February 14, 1994, an announcement would be distributed setting forth the various programs which the Resident Services Department conducts. This announcement has been translated into Chinese and Spanish.

Mr. Kelly stated that Commissioner Carpeneti had informed him that he would be unable to attend the February 24, 1994 meeting of the Board of Commissioners.

Mr. Kelly announced that the 1994 NAHRO Legislative Conference would be held in Washington, D.C., March 16-18, 1994. Commissioner Allen recommended that President Meskunas and Vice President Carpeneti attend the NAHRO Conference.

Mr. Kelly stated that a letter had been received from the Housing Authority Risk Retention Group, the insurance carrier for the Authority. The letter is basically an early warning that, based on the Authority's loss ratio for the last three-year period, the Housing Authority case would be referred to the HAARG underwriting committee, which will be meeting on March 2, 1994 in Panama City, Florida. Mr. Kelly stated that he felt it imperative that the Housing Authority have representation at that meeting to address this very important issue.

Mr. Kelly reported that a notice had been received from the Department of Housing and Urban Development regarding the 1994 subsidies for low-income housing project operations, noting that presently the Authority could expect 95% funding. He stated that the Authority needed to lobby as actively as possible with Federal authorities nationwide for 100% funding. Commissioner Boileau suggested that elected representatives be approached collectively, individually and officially on this funding matter.

Mr. Kelly stated that the Authority had received a letter from HUD concerning the RIGA Audit, with recommendations on outstanding findings. Mr. Kelly stated the Authority would present its responses, which are due in 30 days, to the Finance Committee.

6. REPORT OF SECRETARY:

Mr. Kelly advised that the San Francisco office of HUD's Management Division had completed confirmatory review of the Public Housing Management Assessment Program. He stated that the review included examination of the Authority's vacancy numbers and percentages, rents collected, unit turnaround, outstanding work orders, annual inspection, condition of units and systems and resident initiatives. Mr. Kelly stated that there was an incredible spirit of cooperation during this review. He stated further that early indications were that the Authority would be named an outstanding performer. He cited the hard work of the Authority staff, particularly Acting Deputy Director Gene Jones and Ann Dunn in coordinating this effort.

Mr. Kelly reported that, with regard to the Urban Revitalization Demonstration Program, HUD had advised that the draft agreement for Bernal Dwellings and Plaza East developments was now being processed. He stated that the expectation was that the Authority would receive that draft agreement in the coming week. Mr. Kelly stated that, upon staff review and analysis, there would be meetings with the residents of those two sites and progress reports would be made to the Commission. In response to inquiry

about followup information on these two developments, Vice President Carpeneti stated that the Site and Design Committee would meet at 4:00 p.m., Thursday, February 17, 1994.

Mr. Kelly stated that, in conjunction with the Region IX Office, HUD Central had produced a video conference with Secretary Cisneros. This conference took place at the KQED studios and discussed strategies against violence, drugs and crime in public housing. New York City, Memphis and Richmond, Virginia were named as models of successful programs which were indicative of what could happen in San Francisco public housing as well as across the country. Mr. Kelly stated that the conference was followed by a panel discussion in which Commissioner Huggins, members of the Police Department, and a representative from the Contra Costa Housing Authority participated. He stated that the Authority was expected replicating such a conference in San Francisco within the next 30 days.

Mr. Kelly stated that he had a preliminary discussion with Mike Janis, HUD Central, regarding the safe home program which President Clinton and Secretary Cisneros announced last week. He said that strategies were being examined for instituting such a program in San Francisco. Mr. Kelly stated that, because of its proximity to Geneva Towers and its scale, Sunnydale was recommended for implementation of the model program for the safe home project. Commissioner Boileau stated that he had read an article in the San Francisco Chronicle which suggested the use of Secret Service, Bureau of Alcohol, Tobacco and Firearms people in San Francisco Public housing developments and inquired if there was such a program. Mr. Kelly replied that, at this point, there was no such program. Commissioner Boileau stated that prior to any such program being instituted it should be brought before the Board of Commissioners. Commissioner Huggins stated that it was her opinion that any police action concerning the Authority public housing developments should come before the Commission.

Mr. Kelly stated that the police program implemented at Alemany had been dismantled because prior notification had not been given the residents of the development. In response to Commissioner Boileau's query as to whether the police had contacted the staff prior to the startup of the Alemany program, Mr. Kelly stated that the police had not contacted the Authority prior to that action. He stated that it had been the Housing Authority's intent to examine the results of the pilot program at the Alice Griffith development before making a decision to start the program at the Alemany development. Mr. Kelly stated that there had been discussions with the Police Department and the President of the Alemany Resident Management Corporation but that no resident meetings had been held. Commissioner Boileau stated that, if this action was taken without Housing Authority concurrence or tenant contact, the Authority should not be required to pay for it. Commissioner Huggins recommended that Commander Holder be requested to attend the next Commission meeting to discuss the Alemany issue.

Commissioner Allen inquired whether Chief Ribera had responded to the letter which the Board of Commissioners had previously requested be written to him. Mr. Kelly replied that Chief Ribera's response had been inadequate and that he had so informed the Chief but had received no further correspondence from him. Commissioner Allen recommended that Mr. Kelly also invite Chief Ribera to attend the next Commission meeting.

President Meskunas suggested that a directive should be sent to the Police Department to curtail making innovations prior to the to the attendance of Commander Holder and Chief Ribera at the next Commission meeting. Commissioner Boileau recommended that a communication also be sent to the Police Commission regarding this matter.

Mr. Kelly advised that the Alemany development would host the TAG Quarterly Conference on Saturday, February 12, 1994. He stated that Larry Tipton, HUD, would give a presentation on eligibility and occupancy.

Mr. Kelly stated the Monday, February 7, 1994 edition of the San Francisco Chronicle contained an article regarding the San Francisco School District and a program called SAGE and referred to Housing Authority commitment to the SAGE program. He stated further that the Authority had not received a formal proposal on SAGE. Consequently, there had been no staff analysis, Commission review or Commission approval for any expenditure of funds or commitment to expend any funds.

Mr. Kelly advised that translations for the proposed pet policies had been completed. The languages translated included Spanish, Cantonese, Vietnamese and Russian. The comment period is expected to be February 18, 1994 through March 20, 1994. After the comment period, the issue will be brought back before the Board of Commissioners.

Mr. Kelly announced that the groundbreaking for the Infant Day Care Center would occur at 10:00 a.m., Friday, February 18, 1994. The address of the site is 85-89 Turner Terrace.

Mr. Kelly invited the Commissioners, public and staff to a Multi-Cultural Day at the Authority's offices at 440 Turk Street, at Noon, February 23, 1994. He stated that it was an opportunity to bring a favorite dish and share cultural diversity. Mr. Kelly: "Gung Hay Fat Choi" in honor of Chinese New Year.

7. COMMITTEE REPORT:

President Meskunas stated that no Commission Committee had met during the last two weeks.

Commission Huggins stated that she felt that it was time that a list be compiled of residents wishing to serve on the Commission Committees. President Meskunas stated that Ms. Jewel Green was already being notified of the Committee meetings times as they were scheduled and that there was no list.

8. REPORT OF COUNSEL:

Counsel Geraldine Chavis stated that she had nothing new to add to her written report.

Ms. Chavis stated that, with regard to Resolution (b) on the Agenda, Section I, Article IV of the Bylaws required the approval of four Commissioners to amend the Bylaws.

9. TENANT REPRESENTATIVE REPORT:

Ms. Ann Ingel reported that PHTA now had a full board and had been making good progress in their mediation and monitoring efforts. She stated that PHTA had presented a statement of purpose as to what the San Francisco Housing Authority is and what the PHTA was supposed to accomplish in relation to the residents. Commissioner Allen reminded the residents that PHTA was the umbrella organization for all Housing Authority public housing developments. At Ms. Ingel's request, Mr. Kelly agreed that she would be provided with a complete list of Housing Authority developments.

Ms. Ingel advised that Mr. Mayfield, Mayor's Gang Prevention Program had made a presentation at their last meeting and PHTA had given him their point of view regarding the program.

She stated that PHTA had been working with Mr. Kelly in an effort to resolve the financial problems of the organization.

Ms. Ingel thanked the maintenance personnel who assisted in repairs at the PHTA offices. She expressed appreciation also to Ms. Theresa Coleman who was instrumental in the repair process.

Ms. Ingel requested that the Authority take steps to eliminate police entering residents' apartments without probable cause. She requested that Mr. Kelly investigate to determine if Housing Authority staff was providing confidential resident information to the Police Department, i.e, addresses and telephone numbers. President Meskunas requested that Mr. Kelly obtain clarification as to whether the police had access to Housing Authority resident records and provide the residents with the results of his findings.

10. UNFINISHED BUSINESS:

(e) RESOLUTION NO. ___

RESOLUTION URGING THE MAYOR AND BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO TO SEEK LEGISLATION WHICH WOULD AMEND THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA TO ALLOW THE SAN FRANCISCO HOUSING COMMISSION TO ENHANCE THE NUMBER OF RESIDENT COMMISSIONERS FROM TWO TO FOUR

WHEREAS, Section 34271 of the Health and Safety Code of the State of California dictates the composition of housing commissions in the State of California by stating that the Mayor shall appoint five persons as Commissioners of the authority. The governing body shall appoint two additional Commissioners who are tenants of the authority"; and

WHEREAS, increasing resident participation is a major priority of the Housing Commission; and

WHEREAS, it is the desire of the Housing Commission to encourage the participation of residents in the decision making process of the San Francisco Housing Authority in order to ensure that the Housing Commission's decisions reflect the desires of the residents of public housing; and

WHEREAS, other Housing Authorities have enhanced the number of residents on their commissions.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority Commission urges the Mayor and Board of Supervisors of the City and County of San Francisco to seek legislation which would amend the Health and Safety Code of the State of California to allow the San Francisco Housing Commission to enhance the number of Resident Commissioners from two to four.

2. Upon the implementation of this statewide legislation, that the Mayor of San Francisco appoint two additional residents to the San Francisco Housing Commission.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

02/10/94
Date

President Meskunas stated that this Resolution had been tabled originally for clarification and there was still some confusion surrounding it. There were three main areas of concern: (1) Commissioner Boileau, who was absent from the January 27, 1994 Commission meeting wanted to be present when this Resolution was discussed; (2) there was a question as to whether Senator Milton Marks' office had actually introduced this Resolution or not; and (3) there was a question as to whether or not this Resolution was intended to increase the number of Commissioners from seven to nine, or simply to replace the present seven Commissioners with four residents and three from the public at large. President Meskunas stated that Sheila Davis of Senator Marks' office indicated that she had no intention of writing any legislation unless the Authority urged her to do so, that it was going to be at the direction of the Board of Commissioners - meaning that the Commission needed to definitely decide the size and composition of the Commission. Therefore, the Commission needed to have a more complete resolution on which to consider this action.

Commissioner Huggins stated, as a point of clarification, that she had put forth this Resolution because she believed the Commission should depict the people it served. She believed that there should be more residents of public housing on the Commission. She stated further that she had been working closely with Senator Marks because this matter fell under the purview of the Health and Safety Code. She stated that she had also been working closely with Mr. John Shanley of the Housing Authority to get this Resolution written in an acceptable manner.

Mr. Shanley, Special Assistant to the Executive Director, stated that he had checked with Legal Counsel regarding the proper submission of this Resolution. He stated that Legal Counsel had informed him that, if this Resolution was to be resubmitted under "Unfinished Business", it could not be altered. He stated further that, if the Commission wanted to amend the resolution, there were two ways to do so: (1) increase the size of the Commission overall from seven to nine Commissioners; or (2) the size of the Commission could remain the same and the composition could be changed to have four resident Commissioners instead of the present two.

Mr. Shanley stated also that the decision was the Commission's to make and that the staff would not make that decision. President Meskunas requested written clarification as to what the implications of both of those actions would be.

Commissioner Allen moved to table Resolution (e) and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Robert J. Boileau, Commissioner Jan Allen, Commissioner
NAYS:	Karen Huggins, Commissioner
ABSENT:	Reverend Harry Chuck, Commissioner

Resolution (e) was TABLED.

(g) RESOLUTION NO. ___

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH THE MAYOR'S CRIMINAL JUSTICE COUNCIL TO COORDINATE GANG AND DRUG PREVENTION ACTIVITIES WITH YOUTH AND YOUNG ADULTS AT TARGET SITES IN AN AMOUNT NOT TO EXCEED $85,000.00

WHEREAS, the Department of Health and Human Services has provided funding to the City of San Francisco for a gang prevention program to work with high risk youth to alleviate gang and drug activities in the community; and

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to eliminate gang and drug-related activities in our developments and believes that by identifying and counseling young adults to assume positive leadership roles we can create a safer environment for all families in public housing; and

WHEREAS, said funding has been designated for use by the Mayor's Criminal Justice Council to provide the required services; and

WHEREAS, this project is a collaboration between the Mayor's Criminal Justice Council's Gang Prevention Program and the Authority to provide services for young residents in public housing from target sites designated for implementation of drug prevention and intervention activity; and

WHEREAS, to foster greater economy and efficiency, grantees and subgrantees are encouraged to enter into State and local intergovernmental agreements for procurement or use of common services in accordance with applicable regulations under 24 CFR, Part 85.36; and

WHEREAS, supplemental funding for these services is provided for in the Drug Elimination Program (PHDEP) Grant for Fiscal Year 1993-94

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute a contractual agreement with the Mayor's Criminal Justice Council for the procurement of gang and drug prevention activity beginning January 31, 1994 through January 30, 1995 in an amount not to exceed $85,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

02/10/94
Date

Commissioner Boileau stated that the Board of Commissioners had asked for modifications to the agreement which had not been made, including a provision wherein the Housing Authority would have oversight over the program providers. He recommended that this Resolution be tabled until the next meeting. Vice President Carpeneti stated that, during the meeting break, he had discussed this program with some of the opponents who were upset because they had not been consulted regarding this program and he hoped this would be rectified at some point. Vice President Carpeneti stated further that he felt that the need was so great for a program of this type that he felt it should pass. Commissioner Huggins pleaded that this Resolution be approved. In response to Commissioner Boileau's inquiry, Mr. Kelly stated that the monies for this program would come from the Drug Elimination Grant. Ms. Deborah Whittle, Director of Resident Services, advised that the strategy for this program was the intervention, prevention and recovery model and that the gang prevention program was both a prevention and intervention activity. She stated that this was a comprehensive model which attempted to deal with issues around the whole family.

President Meskunas stated that the Commission had not yet received the statistics requested previously and she wanted them examined before approving this Resolution.

Commissioner Boileau moved to table Resolution (g) and Commissioner Allen seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Robert J. Boileau, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner
NAYS:	None.
ABSENT:	Reverend Harry Chuck, Commissioner

Resolution (g) was UNANIMOUSLY TABLED.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4206

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF BLACK RUBBER COVE BASE FROM CONTINENTAL FLOORING COMPANY IN AN AMOUNT NOT TO EXCEED $11,400.00

WHEREAS, the Authority solicited quotations, in full and open competition, for the purchase and delivery of cove base for use throughout the agency; and

WHEREAS, quotations were received from Continental Flooring Company and Floorcraft in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a purchase order should be made to Continental Flooring as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the operating budget for Fiscal Year 1993-94.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute a purchase order for the procurement of black rubber cove base from Continental Flooring Company in an amount not to exceed $11,400.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

02/10/94
Date

Commissioner Boileau moved to adopt Resolution No. 4206 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Robert J. Boileau, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner
NAYS:	None.
ABSENT:	Reverend Harry Chuck, Commissioner

Resolution (a) was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. ___

RESOLUTION AMENDING SECTION II OF ARTICLE III OF THE BY-LAWS TO PROVIDE FOR A CHANGE IN THE HOUR AT WHICH THE REGULAR MEETINGS ARE HELD

Whereas, this Authority desires to amend Section II of Article III of its By-Laws to provide for the holding of Regular meetings of the Commissioners of the Authority on the second and fourth Thursdays of each month, at the hour of 2:00 p.m. instead of at the hour of 4:00 p.m.; and

WHEREAS, Article IV, Section I provides for the amendments to the Bylaws by a vote of at least four (4) Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. That Section II of Article III of the By-Laws of this Authority be amended to read as follows:

   "Section II. Regular Meetings: Regular meetings shall be held at the regular meeting of the Authority on the second and fourth Thursday of each month, at 2:00 p.m. unless the same shall be a legal holiday, in which event said meeting shall be held of the next succeeding business day."

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

02/10/94
Date

Commissioner Allen moved to table Resolution (b); there was no second.

Commissioner Huggins moved to adopt Resolution (b) for purposes of discussion; there was no second. The Resolution died.

(c) RESOLUTION NO. 4207

RESOLUTION RATIFYING THE ACQUISITION OF MOVING SERVICES FOR BOTH MODERNIZATION AND EVICTION MOVES ON A TEMPORARY BASIS IN AN AMOUNT NOT TO EXCEED $20,000.00 DURING FISCAL YEAR 1993-94

WHEREAS, Oz Movers was selected to provide moving and storage services for the San Francisco Housing Authority (SFHA) on a competitive basis; and

WHEREAS, Oz Movers has performed these services in an acceptable manner, including extensive hiring of public housing residents; and

WHEREAS, due to the needs of the SFHA to proceed with modernization work at several developments and Oz Movers' past record concerning resident hiring, it was determined that Oz Movers could provide the necessary services on an interim basis until a formal solicitation process ban be completed in March 1994; and

WHEREAS, funding for moving services is available as part of the approved operating budget for 1993-94, and CIAP and Comprehensive Grant Program allocations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby ratifies the use of Oz Movers for moving services on a temporary basis in an amount not to exceed $20,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

02/10/94
Date

Commissioner Huggins moved to adopt Resolution No. 4207 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Robert J. Boileau, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner
NAYS:	None.
ABSENT:	Reverend Harry Chuck, Commissioner

Resolution No. 4207 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Bessie Crockett, Valencia Gardens Development
Jerry Abrams, 1855 - 15th Street Development
Theresa Coleman, Westbrook Development
Leboria Moore, Alice Griffith Development
Michael Wilson, Alice Griffith Development
Terrell Rogers, Alice Griffith Development
Ann M. Ingel, Hayes Valley South Development
Kim Mitchell, Sunnydale Development Youth Developer
Jay Von Banks
Dana Williams
William Fobbs, Hunters Point Private Protection Services
Jewel Green, Hunters View Development
Margaret Verges
Tracey Sorrell
Juanita Beauce

13. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of February 10, 1994 adjourned at 11:05 p.m. The next Regular meeting has been scheduled for February 24, 1994.

A Special Meeting of the Board of Commissioners has been scheduled for 4:00 p.m., Monday, February 14, 1994.

Barbara R. Meskunas
President

Michael Kelly
Acting Secretary and Acting Executive Director

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON MONDAY, FEBRUARY 14, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

14/94

AGENDA

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Special Meeting Held:
Monday, February 14, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. AGENDA ITEM:

The purpose of this meeting is to select an Executive Director for the San Francisco Housing Authority.

5. ADJOURNMENT:

Michael Kelly
Acting Secretary and Acting Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Special Meeting Held:
Monday, February 14, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in Special session at 440 Turk Street, San Francisco, California on Monday, February 14, 1994 at 4:10 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

A quorum was present.

ALSO PRESENT: Michael Kelly, Acting Secretary
Allyce Kimerling, Assistant Legal Counsel

ABSENT: None.

Seating of New Commissioner:

Michael Kelly announced that the Authority had received from the Office of the Mayor certified copies of the following:

1. Letter of Appointment
2. Letter of Acceptance
3. Oath of Office
4. Certificate by the Mayor that the Commissioner is not an officer or employee of the City and County of San Francisco

All are relating to the appointment of Hadie Redd as a Commissioner of the Housing Authority.

Acting Secretary Kelly requested that the Commission move and vote that the documents be accepted and filed and that Commissioner Redd be seated as a member of the San Francisco Housing Authority Board of Commissioners.

Commissioner Allen moved that the documents be accepted and filed. Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

NAYS: None

The motion to accept and file the documents seating Commissioner Redd was UNANIMOUSLY ADOPTED.

Commissioner Allen moved that Commissioner Redd be seated as a member of the San Francisco Housing Authority Board of Commissioners. Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

NAYS: None

The motion to seat Commissioner Redd as a member of the San Francisco Housing Authority was UNANIMOUSLY ADOPTED. Commissioner Hadie Redd was seated at 4:13 p.m.

Acting Secretary Kelly extended congratulations to the new member of the Commission.

Commissioner Redd stated that he would do his best in serving on this Commission. He stated that the Board of Commissioners, Housing Authority staff and the residents had his support.

2. APPROVAL OF AGENDA:

Commissioner Carpeneti moved to approve the Agenda for February 14, 1994 and Commissioner Huggins seconded the motion.

The Agenda of February 14, 1994 was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179.

3. PUBLIC SPEAKERS ON AGENDA ITEM:

President Meskunas stated that public comment would be limited to one hour, terminating at 5:17 p.m., and that the Commissioners would refrain from responding to public testimony. She stated that the timer would be used to enforce the limit because two of the Commissioners would have to leave the meeting before six o'clock.

Acting Secretary Kelly reminded the attendees that this was a special meeting and the public would be permitted to speak only on the Agenda item.

Louise Vaughn, Geneva Towers
Jewel Green, Hunters View Development
Jerry Abrams, 1855 - 15th Street Development
Marie Harrison
Edward Williams
Panny Magpanay, Vice President of Filipino-American Human Rights Advocates
Helen Mason, 48th and Noriega Development
Bessie Crockett, Valencia Gardens Development
Alma Lark, North Beach Development

Many who spoke expressed concern that the selection of the Executive Director had ben made prior to the formal vote. Many expressed their preference for the selection of an African-American, specifically Mr. Paul Fletcher.

4. AGENDA ITEM:

President Meskunas stated that the purpose of this meeting was to select an Executive Director for the San Francisco Housing Authority.

Vice President Carpeneti moved that the San Francisco Housing Authority make an offer of employment as Executive Director to Mr. Felipe Floresca and that the terms and conditions of employment be negotiated and ratified by this Commission as soon as possible. Commissioner Chuck seconded the motion.

Commissioner Boileau objected to the motion for the following reasons: (1) he could not believe a qualified San Francisco resident could not be found for this position; (2) he was not convinced of the qualifications of Mr. Floresca with regard to construction projects; and, (3) he agreed with the residents that a very strong administrator was needed and he Mr. Floresca's resume did not indicate such strength. He urged the other Commissioners to also vote against the selection of Mr. Floresca.

Vice President Carpeneti stated that no-one from City Hall had told him how to vote. He stated further that he felt we needed a strong person to occupy the position of Executive Director. Vice President Carpeneti said that he felt all three finalists were qualified; he felt Mr. Floresca was the most qualified. He stated that his only commitment was to the residents of public housing and that he wanted to select the best qualified candidate. Vice President Carpeneti asked that everyone work together and support whomever was chosen.

President Meskunas emphasized that the selection process was not a choice between good and bad but a choice between good and good. She stated that the applications of the three best people out of 262 applications submitted to the Screening Committee were sent to the Mayor to interview. She stated further that the applicants returned to the Screening Committee for a second interview. President Meskunas stated that today's vote would reflect which of the three individuals was thought to have the best overall qualifications for the position of Executive Director.

Commissioner Huggins moved to adjust the Agenda to allow Reverend Amos Brown to address the Commission. Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

The motion passed and Reverend Amos Brown apologized for arriving late. He spoke to the issue of "substitute racism" in the selection of the Executive Director.

Commissioner Allen stated that she had no disrespect for Blacks or any other race. She said she agreed with the residents and Reverend Brown that Paul Fletcher was the candidate who should be selected as Executive Director.

President Meskunas recessed the meeting at 5:10 p.m. and it was reconvened at 5:15 p.m.

Commissioner Huggins requested that the roll call vote be taken in alphabetical order for the selection of Felipe Floresca as Executive Director.

The vote was:
Jan Allen, Commissioner - Nay
Robert J. Boileau, Commissioner - Nay
Richard Carpeneti, Vice President - Aye
Reverend Harry Chuck, Commissioner - Aye
Karen Huggins, Commissioner - Aye
Barbara R. Meskunas, President - Aye
Hadie Redd, Commissioner - Aye

5. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of February 14, 1994 adjourned at 5:19 p.m. The next Regular meeting has been scheduled for February 24, 1994.

Barbara R. Meskunas
President

Michael Kelly
Acting Secretary and Acting Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 18, 1994

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PUBLIC NOTICE

The next Regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, February 24, 1994 at 440 Turk Street, San Francisco, California.

Michael Kelly
Acting Secretary/Acting Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, FEBRUARY 24, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

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AGENDA

Regular Meeting Held:
Thursday, February 24, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

(e) Resolution - Urging the Mayor and Board of Supervisors of the City and County of San Francisco to seek legislation which would amend the Health and Safety Code of the State of California to allow the San Francisco Housing Commission to enhance the number of Resident Commissioners from two to four (tabled February 10, 1994)

(g) Resolution - Authorizing the Acting Executive Director to enter into a contractual agreement with the Mayor's Criminal Justice Council to coordinate gang and drug prevention activities with youth and young adults at target sites in an amount not to exceed $85,000.00 (tabled February 10, 1994)

11. NEW BUSINESS:

(a) Resolution - Authorizing travel to Washington, D.C. to attend the National Association of Housing and Redevelopment Officials 1994 Legislative Conference scheduled for March 16 through March 18, 1994

(b) Resolution - Authorizing the Acting Executive Director to travel to Panama City, Florida to attend a meeting with the Housing Authority Risk Retention Group Underwriting Committee scheduled for March 2, 1994

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. ADJOURNMENT:

Michael Kelly
Acting Secretary and Acting Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

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Minutes of Regular Meeting Held:
Thursday, February 24, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, February 24, 1994 at 4:15 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

A quorum was present.

ALSO PRESENT: Michael Kelly, Acting Secretary
Debrenia Madison, Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Huggins moved to approve the Agenda for February 24, 1994 and Commissioner Carpeneti seconded the motion.

The Agenda of February 24, 1994, as amended, was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

President Meskunas advised that, out of respect to those who wished to speak on both Agenda and Non-Agenda items, there would be an effort to attempt to keep the speaking time limit to three minutes for each speaker. She stated that during the February 10, 1994 Commission meeting many speakers had to wait until almost 11:00 p.m. in order to get a chance to address the Commission and that she had received comments concerning this matter. President Meskunas also requested that the members of the Board of Commissioners refrain from comment, unless necessary, during the Agenda and Non-Agenda Speaker sessions, stating that these sections of the Agenda were for the purpose of allowing the public to speak.

Margaret Verges

4. APPROVAL OF MINUTES:

Commissioner Boileau moved to approve the minutes of the Regular meeting held on February 10, 1994 and Commissioner Carpeneti seconded the motion.

The minutes of the February 10, 1994 meeting were UNANIMOUSLY APPROVED.

Commissioner Huggins moved to approve the minutes of the Special meeting held on February 14, 1994 and Commissioner Allen seconded the motion.

The minutes of the February 14, 1994 meeting were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Kelly reported on Mayor Jordan's Executive Directive regarding the collaborative efforts between the San Francisco Unified School District, the Housing Authority, the Private Industry Council and the heads of all City departments regarding the strategic planning process for children, youth and families. Mr. Kelly stated that at a previous meeting he had distributed the Children, Youth and Families Overview Plan and that the directive from the Mayor urged cooperation between the various departments to assure that the funding available for the program is used most efficiently.

Mr. Kelly also reported that the first edition of the Housing Authority Emergency Response Plan, which is being done in cooperation with the Mayor's Office of Emergency Services, was distributed to the Commissioners. He stated that, based on input from Housing Authority staff, PHTA and the Mayor's Office, this booklet would be updated periodically.

Mr. Kelly stated that Mr. Ron Atkielski, Director of Planning and Design has submitted his resignation from the San Francisco Housing Authority to be effective March 4, 1994. Mr. Atkielski has devoted 25 years of his working career to the Housing Authority. Mr. Kelly also stated that a resolution honoring Mr. Atkielski would be presented at the next Commission meeting. Commissioner Boileau expressed his personal feeling that Mr. Atkielski has performed great service to the Housing Authority during his years with the Agency.

Mr. Kelly advised that he had sent a letter to Police Chief Ribera regarding the Police Department alerting the Housing Authority of any innovative activities they planned on conducting at any Housing Authority development prior to such action being taken. This will allow sufficient time for resident notification and involvement. Commissioner Boileau inquired whether the Police Department billed the Authority for the police action at the Alemany development which was not authorized by the Authority. Mr. Kelly responded that the Authority had not yet been billed. He stated that, upon receipt of billing, Gene Jones, Acting Director of Finance, would review the charges.

Mr. Kelly stated he had received a response from Commander Holder regarding the level of police services which was brought up at the February 10, 1994 Commission meeting.

Mr. Kelly reported that the February 20, 1994 edition of the San Francisco Examiner had published an article featuring Mrs. Beatrice McQuaid and Mrs. Josie Abrams, two outstanding employees, and former residents of public housing.

President Meskunas stated that a letter of appreciation had been sent to Dr. Sandra Hernandez, Department of Public Health, expressing appreciation for Dr. Gisella Schecter's presentation on the subject of tuberculosis. This presentation was given as a result of discovering that an SFHA employee had contracted tuberculosis.

6. REPORT OF SECRETARY:

Mr. Kelly advised the Commission, with sadness, that Mr. Peter Sabur, Paralegal, at this Authority, had passed away on February 16, 1994 after a brief illness. Mr. Sabur is survived by his wife, Jewel, and four children. In response to Mr. Kelly's request, the Board of Commissioners and meeting attendees observed a moment of silence in honor of Mr. Sabur.

Mr. Kelly reported that the February 23, 1994 Multi-Cultural pot luck event celebrating ethnic diversity was a successful one. The event celebrated Black History Month, Chinese New Year and the Jewish Holiday, Purim. Included in the occasion was Chinese Lion Dancing, Chinese dancing performed by a charming 85-year old Asian-American and poetry readings from the works of Langston Hughes. Mr. Kelly expressed the hope that events such as this one could be held on a more frequent basis than once a year in order to bring about more understanding between the various ethnic groups.

Mr. Kelly advised that a meeting had been held at HUD with Joseph Shuldiner, Assistant Secretary of Public Housing, and Roberta Achtenberg, Assistant Secretary of Fair Housing, regarding violence in public housing, particularly ethnic violence. Mr. Kelly stated that the meeting was very productive and included President Barbara R. Meskunas, Commissioner Karen Huggins, Deborah Whittle, Director of Resident Services; Carmen Rosales, Housing Authority Eligibility Manager; as well as public housing resident leaders. Commissioners Allen and Boileau expressed their concern that the other Commission members were not notified as a courtesy of the meeting with the Assistant Secretaries.

Mr. Kelly reported that the February 18, 1994 groundbreaking at the Potrero Hill Infant Day Care Center was a successful event. He expressed his anticipation, along with that of Commissioner Huggins, that there is a potential for expansion of social services programs.

Commissioner Huggins inquired of Mr. Kelly as to the disposition of a resolution regarding residents who had been trained in the resident selection screening process. Mr. Kelly responded that a meeting had taken place at the Alemany development wherein Larry Tipton, Housing Management Specialist of HUD, provided additional training. He stated that the committee on screening new applicants for housing had not yet provided him with a formalized proposal.

Mr. Kelly advised that, in response to a request from HUD, the San Francisco Housing Authority had offered the services of two leased housing inspectors, Donald (Pete) Smith and John Chu, to assist the Los Angeles Housing Authority with their housing quality standard inspections. Mr. Kelly stated that the Los Angeles Housing Authority required this additional assistance because of the recent earthquake.

Mr. Kelly reported that Dr. Gisella Schecter, Department of Public Health, had informed him that two tuberculosis screenings had taken place, with the second set of results being almost the same as the first testing. Mr. Kelly stated that Dr. Schecter had advised that there was no evidence of tuberculosis transmission from the original worker. Dr. Schecter gave a presentation on tuberculosis during the week of February 14, 1994 for the City-Wide Senior Council. He stated further that Ms. Jane Lev, a public health educator, made a similar presentation at Clementina Towers on February 15, 1994. Mr. Kelly advised that, at the request of Ms. Jewel Green, Dr. Schecter contacted Ms. Green directly to schedule a session before PHTA for which a date is still pending. Mr. Kelly reported that he would continue to update the Commissioners on this matter. Mr. Kelly stated that the Public Health Department had agreed to conduct further seminars on an as-needed basis. At the request of President Meskunas, Mr. Kelly agreed to compile a list of the seminar locations in order that those residents who missed the meetings at their developments could attend a meeting at another development.

Mr. Kelly stated he wished to apologize for any inconvenience to those residents who had received rent statements sent out in error. He also stated that it was his hope that by the March mailing of statements the situation would be corrected.

Mr. Kelly advised that the schedule for the project-based budget exercise was in the process of being revised in order to allow sufficient time for resident comment and review.

Mr. Kelly stated that the Housing Authority was working with public housing residents to eliminate graffiti and debris on development sites. In response to Commissioner Huggins' request for an update on repairs to the Hunters View playground, Mr. Kelly stated that the modifications requested by Mayor Jordan were in the progress although there had been vandalism in the meantime.

Mr. Kelly announced that the February 20, 1994 edition of the San Francisco Examiner published an article on the upcoming double-dutch jump rope contest sponsored by the Housing Authority. He stated that the Authority welcomed the media giving attention to one of the positive activities of the Housing Authority.

Mr. Kelly advised that Housing Authority staff had met with members of the Department of Social Services to ascertain means of providing a safety net for those public housing residents who need to return to AFDC after employment ends. He stated that the meeting was very productive and included such issues as child care. Commissioner Huggins, who had also attended the meeting, also expressed that the meeting was productive and that she hoped that residents would be able to attend future meetings with the Department of Social Services.

Mr. Kelly stated that Housing Authority staff was working with PHTA in the preparation of their Memorandum of Agreement and on providing funding to them.

Commissioner Boileau inquired of Mr. Kelly as to the status of the employment contract with Mr. Felipe Floresca who had been offered the position of Executive Director. President Meskunas stated that a draft contract had been received from the Legal Department on February 23, 1994. She stated that, after input from the Board of Commissioners on the contract, a finalized copy would be presented to Mr. Floresca. Commissioner Allen requested that an Executive Session be placed on the March 10, 1994 Commission meeting Agenda.

7. COMMITTEE REPORT:

Vice President Carpeneti reported that the Site and Design Committee had met the previous week to review plans regarding the Sunnydale development and that the Committee would meet again on March 3, 1994.

President Meskunas stated that the Finance Committee had not met since the last Commission meeting.

Commissioner Huggins reported that the Resident Affairs Committee was prepared to function and requested the appointment of other Commissioners to that Committee. In response to President Meskunas' inquiry as to whether the PHTA objections to the formation of the Resident Affairs Committee had been resolved, Commissioner Huggins stated that PHTA had been asked to submit its objections. She stated no such information had yet been received.

8. REPORT OF COUNSEL:

Assistant Legal Counsel Debrenia Madison advised that there were no legal matters to to present for today's meeting.

9. TENANT REPRESENTATIVE REPORT:

Ms. Jewel Green, PHTA President, stated that the PHTA members had previously indicated to the Board of Commissioners that they did not wish to have a Resident Affairs Committee. She stated that PHTA had taken a vote of the members and reached that decision.

Ms. Tiki Hadley reported that PHTA wanted to thank Mr. Michael Porter, Security Superintendent, who spoke with them about their concerns regarding police presence at the Alemany development and she stated that further clarification by Mr. Porter would be needed on the police contract which was upcoming.

Ms. Hadley also reported that on February 8, 1994 the Sunnydale development held its official election. She stated that PHTA was working with Valencia Gardens in their election process.

Ms. Hadley expressed PHTA's appreciation for Mr. Kelly's assistance in establishing PHTA's bank account.

In response to President Meskunas' query, Mr. Kelly stated that letters of congratulations would be sent from the Commissioners to the newly elected resident association officers. President Meskunas thanked PHTA for facilitating the elections.

Commissioner Huggins explained that the purpose of the Resident Affairs Committee was to counteract any problems which might occur in the developments. She requested that PHTA provide the Commission with written objections to this Committee. In response to Commissioner Huggins inquiry regarding the removal of Ms. Theresa Coleman as President of PHTA, President Meskunas responded that Ms. Coleman had submitted her

written resignation which had been accepted by the PHTA board. Ms. Green stated that Commissioner Huggins could attend PHTA meetings to find out what were the desires of the PHTA.

10. UNFINISHED BUSINESS:

(e) RESOLUTION URGING THE MAYOR AND BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO TO SEEK LEGISLATION WHICH WOULD AMEND THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA TO ALLOW THE SAN FRANCISCO HOUSING COMMISSION TO ENHANCE THE NUMBER OF RESIDENT COMMISSIONERS FROM TWO TO FOUR

WHEREAS, Section 34271 of the Health and Safety Code of the State of California dictates the composition of housing commissions in the State of California by stating that the Mayor shall appoint five persons as Commissioners of the authority. The governing body shall appoint two additional Commissioners who are tenants of the authority"; and

WHEREAS, increasing resident participation is a major priority of the Housing Commission; and

WHEREAS, it is the desire of the Housing Commission to encourage the participation of residents in the decision making process of the San Francisco Housing Authority in order to ensure that the Housing Commission's decisions reflect the desires of the residents of public housing; and

WHEREAS, other Housing Authorities have enhanced the number of residents on their commissions.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority Commission urges the Mayor and Board of Supervisors of the City and County of San Francisco to seek legislation which would amend the Health and Safety 2 Code of the State of California to allow the San Francisco Housing Commission to enhance the number of Resident Commissioners from two to four.

2. Upon the implementation of this statewide legislation, that the Mayor of San Francisco appoint two additional residents to the San Francisco Housing Commission.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

02/24/94
Date

Commissioner Huggins moved to amend this resolution to read that two residents be added to the Board of Commissioners to make the numerical makeup of the Commission a total of nine members, including four resident Commissioners who would serve a four-year term as the non-resident Commissioners serve, instead of the two-year term limitation set for resident Commissioners. President Meskunas seconded the motion to amend this Resolution for the purposes of discussion.

Commissioner Boileau stated that he would vote against this motion if it was not more completely thought through. Commissioner Boileau stated that he believed that, if there was going to be a move to amend the State law, which is very complicated and difficult, that the effort should take into account the placement of employee representatives on the Housing Authority Board of Commissioners, if the Commission was going to be enlarged at all. Commissioner Huggins stated that she had put forth this resolution because she felt very strongly that resident participation on the Board of Commissioners was important to the betterment and success of the Housing Authority. Commissioner Huggins solicited the support of her fellow Commissioners for this resolution and stated that like resident representation had been accomplished across the United States.

The vote on the motion to amend Resolution (e) was:

AYES: Karen Huggins, Commissioner

NAYS: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Hadie Redd, Commissioner

Commissioner Allen moved to table this resolution until such time as the issues have been clarified. There was no second to this motion. President Meskunas, as a point of clarification, pointed out that it was not the intention of the Commission to amend State legislation. She stated that the Commission was simply urging another entity to amend legislation and was

considering voting on this resolution to support the concept of enlarging the Commission. Vice President Carpeneti stated that he was in favor of resident empowerment but that he felt the Resolution had little chance of being enacted in the State of California. He also expressed concern that enlarging the Commission to nine members would prove unmanageable. President Meskunas stated that Denver, Colorado had a functional commission which consisted of nine members, four of which were public housing residents.

In response to Commissioner Huggins' suggestion that Ms. Sheila Davis, Assistant to Senator Milton Marks, be invited to speak to the Board of Commissioners, Commissioner Allen moved to table the resolution until that occurred. Commissioner Huggins seconded the motion.

AYES:	Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Harry Chuck, Commissioner Robert Boileau, Commissioner

The motion to table this Resolution was DEFEATED.

Commissioner Huggins moved to adopt Resolution (e) as written. There being no second, Resolution (e) died. President Meskunas stated that the Resolution could be reintroduced at a later date in a different form.

(g) RESOLUTION NO. 4208

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH THE MAYOR'S CRIMINAL JUSTICE COUNCIL TO COORDINATE GANG AND DRUG PREVENTION ACTIVITIES WITH YOUTH AND YOUNG ADULTS AT TARGET SITES IN AN AMOUNT NOT TO EXCEED $85,000.00

WHEREAS, the Department of Health and Human Services has provided funding to the City of San Francisco for a gang prevention program to work with high risk youth to alleviate gang and drug activities in the community; and

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to eliminate gang and drug-related activities in our developments and believes that by identifying and counseling young adults to assume positive leadership roles we can create a safer environment for all families in public housing; and

WHEREAS, said funding has been designated for use by the Mayor's Criminal Justice Council to provide the required services; and

WHEREAS, this project is a collaboration between the Mayor's Criminal Justice Council's Gang Prevention Program and the Authority to provide services for young residents in public housing from target sites designated for implementation of drug prevention and intervention activity; and

WHEREAS, to foster greater economy and efficiency, grantees and subgrantees are encouraged to enter into State and local intergovernmental agreements for procurement or use of common services in accordance with applicable regulations under 24 CFR, Part 85.36; and

WHEREAS, supplemental funding for these services is provided for in the Drug Elimination Program (PHDEP) Grant for Fiscal Year 1993-94

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute a contractual agreement with the Mayor's Criminal Justice Council for the procurement of gang and drug prevention activity beginning January 31, 1994 through January 30, 1995 in an amount not to exceed $85,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

02/24/94
Date

Commissioner Carpeneti moved to adopt Resolution No. 4208 and Commissioner Boileau seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None.

Resolution No. 4208 was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4209

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS 1994 LEGISLATIVE CONFERENCE SCHEDULED FOR MARCH 16 THROUGH MARCH 18, 1994

WHEREAS, the National Association of Housing and Redevelopment Officials (NAHRO) will hold a Legislative Conference in Washington, D.C. on March 16 through March 18, 1994; and

WHEREAS, the San Francisco Housing Authority is a member of NAHRO; and

WHEREAS, the NAHRO Conference will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the attendance of Commissioner Richard Carpeneti is essential to the conduct of its low rent operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Richard Carpeneti be authorized to travel to Washington, D.C. for the purpose of attending the aforementioned conference.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

02/24/94
Date

Commissioner Huggins moved to adopt Resolution No. 4209 and Commissioner Allen seconded the motion. The vote was:

AYES: Barbara J. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner

Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None.

ABSTAIN: Robert J. Boileau

Resolution No. 4209 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 4210

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO TRAVEL TO PANAMA CITY, FLORIDA TO ATTEND A MEETING WITH THE HOUSING AUTHORITY RISK RETENTION GROUP UNDERWRITING COMMITTEE SCHEDULED FOR MARCH 2, 1994

WHEREAS, the Housing Authority Risk Retention Group (HAARG) is the insurance agency for the San Francisco Housing Authority (SFHA); and

WHEREAS, HAARG has notified the SFHA that the Underwriting Committee is holding a meeting on March 2, 1994 in Panama City, Florida, to discuss underwriting income losses, and;

WHEREAS, HAARG staff will be making recommendations to this Underwriting Committee regarding the June 1, 1994 through June 1, 1995 insurance renewal; and

WHEREAS, HAARG is requesting a representative from the San Francisco Housing Authority attend this meeting to speak to the Underwriting Committee regarding the proposed options, and;

WHEREAS, Michael Kelly, Acting Executive Director, is prepared to attend this meeting and address the Committee.

WHEREAS, the Authority deems that the attendance of Michael Kelly is essential to the conduct of its low rent operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Acting Executive Director Michael Kelly be authorized to travel to Panama City, Florida for the purpose of attending the aforementioned meeting.

2. Travel be in conformance with the travel policy of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

02/24/94
Date

Commissioner Boileau moved to amend Resolution No. 4210 to read "Therefore be it resolved that one staff person and up to one Commissioner be authorized to travel...." Commissioner Allen seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

The vote to amend Resolution No. 4210 was UNANIMOUS.

Commissioner Allen moved to adopt Resolution No. 4210, as amended, and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

Resolution No. 4210 was UNANIMOUSLY ADOPTED as amended.

President Meskunas recessed the meeting at 5:30 p.m. and reconvened at 5:54 p.m.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Wornetta Jones, Bernal Dwellings Development
Christine Neal, Alice Griffith Development
Stephanie Cox, Potrero Hill Development
Earnestine Kittrell, Sunnydale Development
Shirley Dorton, Sunnydale Development

Commissioner Boileau departed the meeting at 6:40 p.m.

Jerry Abrams, Mission Dolores Tenants Association
Bessie Crockett, Valencia Gardens Development
Laboria Moore, Alice Griffith Development

Commissioner Allen departed the meeting at 7:00 p.m.

Chester Brune, 430 Turk Development
Tiki Hadley, Alemany Development
Louise Vaughn, Geneva Towers Development

President Meskunas recessed the meeting at 7:35 p.m. and reconvened the meeting at 7:50 p.m.

Mack Burton, Potrero Hill Development
Margaret Verges
William Fobbs, Private Protection Agency
James Franklin, 48th and Noriega Development

13. ADJOURNMENT:

Prior to adjournment, President Meskunas expressed the Board of Commissioners' appreciation to Mr. Kelly for his services as Acting Secretary of the Commission over the past months.

There being no further business to come before the Commission, the meeting of February 24, 1994 adjourned at 8:30 p.m. in memory of Mr. Peter Sabur, Paralegal for the Housing Authority, who died February 16, 1994. President Meskunas requested that notification of this action be sent to Mr. Sabur's family. Commissioner Chuck moved to approve President Meskunas' recommendation and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert Boileau, Commissioner

Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

The motion to adjourn in Mr. Sabur's memory was UNANIMOUS.

The next regular meeting is scheduled for March 10, 1994.

Barbara R. Meskunas
President

Michael Kelly
Acting Secretary and Acting Executive Director

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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MARCH 10, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, March 10, 1994

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Appointing Felipe M. Floresca as Executive Director of the Housing Authority of the City and County of San Francisco

(b) Resolution - Commending Ronald S. Atkielski on the occasion of his retirement

(c) Resolution - Authorizing the Acting Executive Director to accept the bid from CSB Construction, Inc. for the fabrication and erection of two metal buildings at 1815 Egbert Ave. in an amount not to exceed $57,750.00

(d) Resolution - Authorizing the Acting Executive Director to execute purchase orders for the procurement of selected plumbing items from P. E. O'Hair & Company, Universal Specialties and Cal Steam in an amount not to exceed $70,400.00

(e) Resolution - Authorizing the Acting Executive Director to execute a purchase order with Interstate Grading and Paving, Inc. to perform the rough grading for the building pads for the San Francisco Housing Authority's warehouse at 1815 Egbert in the amount of $11,100.00

(f) Resolution - Authorizing the Acting Executive Director to enter into a contract with Pisor Fence Division, Inc. for the fabrication and installation of new metal fencing at Development CAL 1-16, Alemany, in the amount of $243,800.00

(g) Resolution - Authorizing the Acting Executive Director to enter into a contract with Senia Investments to provide economic development training for the Alemany Resident Management Corporation, Inc. in an

amount not to exceed $20,000.00 from funds that are available through the Alemany Hope 1 Planning Grant

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. ADJOURNMENT:

Immediately following the Regular meeting, the Commission will adjourn to Executive Session, which is authorized under Government Code 54957, to discuss personnel matters.

Michael Kelly
Acting Secretary and Acting Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, March 10, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, March 10, 1994 at 4:18 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Michael Kelly, Director, Rehabilitation & Construction
Geraldine Chavis, Legal Counsel

ABSENT: Robert J. Boileau, Commissioner

2. APPROVAL OF AGENDA:

President Meskunas requested that the Agenda be amended to reflect the following: (1) advancing Resolution (a) to the first item on the Agenda; (2) the inclusion of Resolution (h), which arose as an emergency matter; and, (3) the inclusion of litigation matters in the Executive Session to follow today's meeting.

Commissioner Chuck moved to approve the March 10, 1994 Agenda, as amended, and Commissioner Allen seconded the motion.

The Agenda of March 10, 1994, as amended, was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89

as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Waymond Nichols, Potrero Terrace Annex
Floyd Chavez, Golden Bay Fences
Margaret Verges, Citizen
Doug Comstock, Lesbian/Gay/Bisexual Voters Project
Tiki Hadley, Alemany Development

4. APPROVAL OF MINUTES:

President Meskunas stated that the last paragraph of Section 9, Tenant Representative Report, which stated "...President Meskunas responded that Ms. Coleman had submitted her written resignation which had been accepted by the PHTA board" should be corrected to read "resignation which had been accepted by the PHTA board and this Commission was notified in writing." President Meskunas stated further that, to her knowledge, Ms. Coleman had never submitted her resignation in writing.

President Meskunas stated also that she had voted in favor of the motion to amend Resolution (e), making the total vote two ayes and five nays.

Commission Huggins referred to the last paragraph of Section 9, Tenant Representative Report which read "....Ms. Green stated that Commissioner Huggins could attend PHTA meetings to find out what were the desires of the PHTA." Commissioner Huggins stated that she does attend PHTA meetings. She stated further that she had commented at the February 24, 1994 meeting that, if the PHTA board would supply an Agenda and a Parliamentarian and follow Roberts Rules of Order, it would be a more successful meeting.

Commissioner Chuck moved to approve the minutes of the February 24, 1994 meeting, as amended, and Commissioner Allen seconded the motion.

The minutes of the February 24, 1994 were UNANIMOUSLY APPROVED, as amended.

5. GENERAL COMMUNICATIONS:

Mr. Floresca stated that the Housing Authority was in the process of being reorganized based on a "stakeholder" proposition. He stated further that one side of the coin would be increased Housing Authority employee performance planning, while the other side of that coin would be resident self-empowerment to become stakeholders. Mr. Floresca stated that a revised organizational plan was being created and it would be discussed with

staff and residents. He stated the reorganization plan would be made public upon its completion. Mr. Floresca said he would be aggressively lobbying other governmental agencies for resources and commitment to meet the challenge of moving the Housing Authority forward toward its goal.

President Meskunas inquired as to the status of congratulatory letters which were to be sent to the newly-elected board of the various development tenant associations. She stated that she would like a report on these letters at the next Board meeting.

6. REPORT OF SECRETARY:

Mr. Kelly reported that a letter of condolence had been sent to the family of Peter Sabur, Housing Authority Paralegal, recognizing the adjournment of the February 24, 1994 Commission meeting in his honor.

7. COMMITTEE REPORT:

President Meskunas reported that the Site and Design Committee had met today. Vice President Carpeneti stated that the Committee had discussed two litigation matters which would be further discussed in today's Executive Session.

Commission Huggins stated that the Resident Hiring Economic Development Committee met with Brandy Moore, Affirmative Action Officer, Personnel staff, and Union representatives. She said that the meeting was successful in gaining the cooperation of Local 4, Painters Union in the new resident hiring program. Commissioner Huggins stated that Union representatives had indicated to her that initiation fees and union dues would be relaxed for residents who wished to join the Union. Brandy Moore advised that the purpose of the Resident Hiring Economic Development Committee, which had met five times, was to set a goal for residents to enter the Housing Authority work force, either at the level of contracted employment or within the administration of this work force. He stated that the Authority had been successful in getting a representative number of people who are residents, labor representatives, Walter Patrick and his Personnel Department representative, and a Resident Services Department representative as participants on the Committee. Mr. Moore stated further that efforts had been made to ensure accurate information was disseminated to the public housing residents. Mr. Moore said that it would be necessary for the Commission and Legal Counsel to advise on how to change the contracts, which were negotiated in November, to facilitate these efforts. He said that possible seminars at Sunnydale were being considered and that the Committee was investigating giving those residents on the sites where contractual work was being done the first right of refusal of employment. Mr. Moore stated that Commissioner Huggins had been especially helpful in the resident hiring process. Commissioner Huggins stated that residents have been participating on the Committee and were invited to continue to do so. The Committee meets 10:00 a.m. every Wednesday, at 440 Turk Street.

President Meskunas stated that a Health and Safety Committee had been established with Commissioner Hadie Redd as the chair. She invited Commissioner Huggins to serve on that Committee and Commissioner Huggins agreed to serve on that Committee.

8. REPORT OF COUNSEL:

Legal Counsel Geraldine Chavis stated that she had provided a written report to the Commissioners and requested that an Executive Session be held to discuss two lawsuits, SFHA vs. Automation Research Systems, Inc., Federal Court Case No. C-913802-SBA, and Ultrex Corporation vs. the Housing Authority, Superior Court Case No. 952019. She stated that an Executive Session was authorized to discuss those cases pursuant to Government Code 54956.9(a). President Meskunas stated that the Executive Session would be amended to include those matters.

9. TENANT REPRESENTATIVE REPORT:

Ms. Christine Neal, President of Alice Griffith Tenants Association, stated that the PHTA board had appointed her Parliamentarian. She said that, during the PHTA meeting held on March 8, 1994, Mr. Ashley Rhodes discussed various job opportunities public housing youth. Ms. Neal stated further that Tommy Hodge, Resident Management Coordinator, had also given a presentation on resident screening and on the six-month income exclusion for newly-hired resident employees. In response to Commissioner Huggins' request for clarification as to whether PHTA officers could be appointed or if it would be necessary to hold an election, Ms. Neal stated that, upon the resignation of an officer, someone could be appointed to that position according to PHTA bylaws.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4211

RESOLUTION APPOINTING FELIPE M. FLORESCA AS EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

WHEREAS, on August 26, 1993 by Resolution No. 4105 the Commissioners of the Housing Authority of the City and County of San Francisco ("SFHA") named Mr. Michael Kelly as Acting Executive Director/Secretary-Treasurer until such time as a permanent Executive Director was appointed; and

WHEREAS, the Commission of the SFHA conducted a comprehensive, nationwide search for a permanent Executive Director; and

WHEREAS, the Commission after due deliberation, chose Mr. Felipe M. Floresca to serve as Executive Director of the SFHA and Secretary-Treasurer of the Commission at a Special Meeting of the Commission on February 14, 1994; and

WHEREAS, Mr. Felipe M. Floresca has agreed to serve as Executive Director of the SFHA and Secretary-Treasurer of the Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Mr. Felipe M. Floresca will assume the position of Executive Director of the SFHA effective 8:00 a.m., March 9, 1994 under the terms and conditions of the SFHA's personnel policies and procedures, subject to the direction of the Commission, and shall have a starting salary of $4,617.00 bi-weekly plus standard agency benefits.

2. Mr. Floresca shall serve as an at will employee until such time as specific terms and conditions of his employment are negotiated and approved by the Commission which shall happen as soon as practicable.

3. The role of Mr. Michael Kelly as Acting Executive Director/Secretary-Treasurer shall terminate effective 8:00 a.m. March 9, 1994 simultaneously with the assumption of the position of Executive Director by Mr. Floresca.

4. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/10/94
Date

At the request of President Meskunas, this Resolution was considered directly following the approval of today's Agenda, as amended.

Commissioner Chuck moved to adopt Resolution No. 4211 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

ABSENT: Robert J. Boileau, Commissioner

Resolution No. 4211 was UNANIMOUSLY ADOPTED.

On behalf of the Board of Commissioners, President Meskunas welcomed Mr. Floresca as Executive Director. Mr. Floresca invited all residents to attend the first Resident Empowerment Council Meeting, scheduled for 3:00 p.m. to 5:00 p.m., Saturday, March 12, 1994 at the Rosa Parks Development. He stated that he was happy to be at the Housing Authority and looked forward to working with the residents.

(b) RESOLUTION NO. 4212

RESOLUTION COMMENDING RONALD S. ATKIELSKI
ON THE OCCASION OF HIS RETIREMENT

WHEREAS, Mr. Ronald S. Atkielski retired from the Housing Authority of the City and County of San Francisco on March 4, 1994 after twenty five (25) years; and

WHEREAS, during his career as an employee, he was faithful and resolute in his duties as the Director of Planning and Design; and

WHEREAS, as an employee and Director of Planning and Design, Mr. Atkielski gained and deserved the respect of the Commission of this Authority, his fellow employees and the residents for his hard work, loyalty and dedicated service.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

This Commission extends to Mr. Ronald S. Atkielski its appreciation for long and faithful service and extends its best wishes for a very happy retirement.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/10/94
Date

Mr. Kelly stated that he would send the Commission's commendation acknowledging Mr. Atkielski's 25 years of service at the Authority to Mr. Atkielski.

Commissioner Chuck moved to adopt Resolution No. 4212 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4212 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 4213

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO ACCEPT THE BID FROM CSB CONSTRUCTION, INC. FOR THE FABRICATION AND ERECTION OF TWO METAL BUILDINGS AT 1815 EGBERT AVE. IN AN AMOUNT NOT TO EXCEED $57,750.00

WHEREAS, the Authority solicited bids in full and open competition for the fabrication and erection of two metal buildings for additional storage space at 1815 Egbert Avenue; and

WHEREAS, five responses were received by the established due date, and are as follows:

CSB Construction, Inc.	$57,750.00
Metal Building Co.	66,473.00
Biltec, Inc.	67,250.00
Mongird Construction	72,454.00
West Coast Contractors	91,300.00

WHEREAS, CSB Construction, Inc. was found to be the lowest, responsive, responsible bidder in accordance with procurement regulations under 24 CFR, Part 85.36. As such, an award should be made to CSB Construction, Inc.; and

WHEREAS, CSB Construction, Inc. has committed to hiring a minority firm to perform the erection work; and

WHEREAS, funding for the fabrication and erection of the metal buildings has been approved as part of the Comprehensive Improvement Assistance Program, CA-1-919;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to procure the services of CSB Construction, Inc. for the fabrication and erection of two metal buildings in an amount not to exceed $57,750.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/10/94
Date

Commissioner Carpeneti moved to adopt Resolution No. 4213 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4213 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 4214

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR THE PROCUREMENT OF SELECTED PLUMBING ITEMS FROM P.E. O'HAIR & COMPANY, UNIVERSAL SPECIALTIES AND CAL STEAM IN AN AMOUNT NOT TO EXCEED $70,400.00

WHEREAS, the Authority solicited quotations, in full and open competition, for the purchase and delivery of selected plumbing items for use throughout the agency; and

WHEREAS, quotations were received from P.E. O'hair & Company, Universal Specialties, Cal Steam, R & A Supplies, P & M Manufacturing, Heieck Supply, Central Builders and State Plumbing in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of purchase orders should be made to P.E. O'hair & Company, Universal Specialties and Cal Steam as the lowest, responsive, responsible bidders; and

WHEREAS, the funding for this purchase has been approved as part of the operating budget for Fiscal Year 1993-94.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute purchase orders for the procurement of selected plumbing items from P.E. O'hair & Company, Universal Specialties and Cal Steam in an amount not to exceed $70,400.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/10/94
Date

Commissioner Chuck moved to adopt Resolution No. 4214 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4214 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 4215

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH INTERSTATE GRADING AND PAVING, INC. TO PERFORM THE ROUGH GRADING FOR THE BUILDING PADS FOR THE SAN FRANCISCO HOUSING AUTHORITY'S WAREHOUSE AT 1815 EGBERT IN THE AMOUNT OF $11,100.00

WHEREAS, the Authority's Materials Management Department has undertaken a global renovation project of the warehouse to increase its storage capacity for materials and supplies to improve the efficiency and effectiveness of the warehouse operation; and

WHEREAS, the renovation will also provide housing for the cleaning, repairing, and storage of appliances; and

WHEREAS, the Authority solicited proposals from three qualified vendors:

Interstate Grading and Paving, Inc.	$11,100.00
Delich Construction Services	13,600.00
Granite Excavation & Demolition, Inc.	13,950.00

WHEREAS, Interstate Grading and Paving, Inc. was the lowest, responsive, responsible bidder to perform the rough grading for the building pads, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the rough grading of the building pads has been approved as a part of the Comprehensive Improvement Assistant Program, CA-1-919;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute a purchase order with Interstate Grading and Paving, Inc. to perform the rough grading for the building pads for the San Francisco Housing Authority's warehouse at 1815 Egbert in an amount not to exceed $11,100.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/10/94
Date

Commissioner Huggins moved to adopt Resolution No. 4215 and Commissioner Chuck seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4215 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 4216

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PISOR FENCE DIVISION, INC. FOR THE FABRICATION AND INSTALLATION OF NEW METAL FENCING AT DEVELOPMENT CAL 1-16, ALEMANY, IN THE AMOUNT OF $243,800.00.

WHEREAS, on January 13, 1994, the Authority advertised for bids for the fabrication and installation of metal fencing at CAL 1-16, Alemany housing development; and

WHEREAS, on February 8, 1994, five (5) bids were received as follows: and

Bidder	Bid Amount
1. Pisor Fence Division, Inc.	$243,800.00
2. Dura Fence Company	$272,900.00
3. Golden Bay Fence	$293,004.00
4. A. Ruiz Construction Co.	$318,328.15
5. Armour Steel Co., Inc.	$479,000.00

WHEREAS, the Authority has evaluated the bids and determined that Pisor Fence Division, Inc. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918 Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to award a contract for said work to Pisor Fence Division, Inc. in the amount of $243,800.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/10/94
Date

Commissioner Chuck moved to adopt Resolution No. 4216 and Commissioner Allen seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4216 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 4217

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SENIA INVESTMENTS TO PROVIDE ECONOMIC DEVELOPMENT TRAINING FOR THE ALEMANY RESIDENT MANAGEMENT CORPORATION, INC. IN AN AMOUNT NOT TO EXCEED $20,000.00 FROM FUNDS THAT ARE AVAILABLE THROUGH THE ALEMANY HOPE 1 PLANNING GRANT

WHEREAS, the San Francisco Housing Authority wishes to promote resident initiatives; and

WHEREAS, the San Francisco Housing Authority and the Alemany Resident Management Corporation Inc. developed a HOPE 1 Planning Grant Agreement which details economic training; and

WHEREAS, the Alemany Resident Management Corporation, Inc. developed a request for proposal that outlined the economic development needs of the community; and

WHEREAS, the Alemany Resident Management Corporation, Inc. followed the San Francisco Housing Authority procurement policy procedures, placed in publication an announcement for requests for proposals and set up a resident selection committee to select the best qualified proposal; and

WHEREAS, the residents selected Senia Investments as the best proposal; and

WHEREAS, there are funds available to support the economic development program at Alemany through the HOPE 1 Planning Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to release the funding to Senia Investments.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/10/94
Date

Commissioner Huggins moved to adopt Resolution No. 4217 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4217 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 4218

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO TRAVEL TO WASHINGTON, D.C. MARCH 12 THROUGH MARCH 18, 1994 TO MEET WITH REPRESENTATIVES OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS LEGISLATIVE CONFERENCE

WHEREAS, On March 14 through March 18, 1994 the Department of Housing and Urban Development (HUD) is meeting in Washington, D.C. to discuss matters of importance relative to the San Francisco Housing Authority; and

WHEREAS, Felipe M. Floresca, Executive Director of the San Francisco Housing Authority will have the opportunity to discuss the Urban Revitalization Demonstration Grant Agreement, HOPE I Implementation, Tenant Opportunity Program, Lead Abatement, and Safe Summer Program; and

WHEREAS, the National Association of Housing and Redevelopment Officials (NAHRO) will hold a Legislative Conference in Washington, D.C. on March 16 through March 18, 1994; and

WHEREAS, the San Francisco Housing Authority is a member of NAHRO; and

WHEREAS, the NAHRO Conference will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the presence of Felipe M. Floresca at the HUD meeting and NAHRO Conference is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Felipe M. Floresca be authorized to travel to Washington, D.C. for the purpose of attending the aforementioned meetings.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/10/94
Date

Commissioner Huggins moved to adopt Resolution No. 4218 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4218 was UNANIMOUSLY ADOPTED.

President Meskunas recessed the meeting at 5:18 p.m. and it was reconvened at 5:42 p.m.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Anthony "Van" Jones, Sunnydale Development
Joe Smith, Sunnydale Development
John Bryant, Sunnydale Development
Theresa Hawkins, Sunnydale Development
Michael Jackson, Sunnydale Development resident
DeMarco Hopkins, non-resident on behalf of Sunnydale Development

Ernestine Kittrell, Sunnydale Development
Algernon Dedmon IV, Sunnydale Development
Delores Beasley, Sunnydale Development
Wallina Pellette, Sunnydale Development
Ramonica Grayson (?), Sunnydale Development
Millard Chambers, Sunnydale Development
Samuel Garner, Sunnydale Development
Denise Warren, Sunnydale Development
Marsha Kyer, Sunnydale Development
Patricia Spicer, Sunnydale Development
Shirley Dorton, Sunnydale Development
Christine Neal, Alice Griffith Development
Tiffany Sanders, North Beach Development
Lorraine Bender, North Beach Development
Jay Von Banks
Bessie Crockett, Valencia Gardens Development
Unidentified female, Valencia Gardens Development
Theresa Coleman, Westbrook Development
Nellie Francis, Westside Development
Mary Joe Smith, Westside Development
Nathaniel Mason, Board of Directors, EOC
Shawndalina Young, Potrero Hill Development
Laboria Moore, Alice Griffith Development
Johnnie Mae Martin
Dawnna Frances, Alemany Development
Frankie Gates, Valencia Gardens Development
Stephanie Cox, Potrero Hill Development
Randall Evans
Jeannie Bowie, Valencia Gardens Development
Louise Vaughn, Geneva Towers
Clara Williams, Hunters View Development
Margaret Verges, Citizen
Ms. Lowe

13. ADJOURNMENT:

There being no further business to come before the Commission, Vice President Carpeneti moved that the meeting of March 10, 1994 adjourn to Executive Session

and. Commissioner Redd seconded the motion. The motion to adjourn to Executive Session was unanimously adopted and the meeting adjourned at 8:40 p.m.

The next regular meeting has been scheduled for March 24, 1994.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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March 18, 1994

PUBLIC NOTICE

The next Regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, March 24, 1994 at 440 Turk Street, San Francisco, California.

Immediately following the Regular meeting, the Commission will adjourn to Executive Session, which is authorized under Government Code 54956(a), to discuss *Ultrex vs. San Francisco Housing Authority*, Superior Court Case No. 952019.

FOR

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MARCH 24, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

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AGENDA

Regular Meeting Held:
Thursday, March 24, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Commending Cleo F. Wallace on the occasion of her retirement

(b) Resolution - Authorizing travel to Atlantic City, New Jersey to attend the Education, Training and Enterprise Center's Seminar on Economic Development Opportunities in Public Housing scheduled for April 11 through April 13, 1994

(c) Resolution - Authorizing the Executive Director to amend the contract agreement with the Haight Ashbury Free Clinics, Inc. to increase funding to continue substance abuse treatment services at Hunter's View and Hayes Valley in an amount not to exceed $215,000.00

(d) Resolution - Authorizing the Executive Director to enter into a contract with Shorter, Silard, Mancuso & Associates for an evaluation of the Resident Services Program in an amount not to exceed $34,927.50

(e) Resolution - Authorizing the Executive Director to enter into contracts with Applied Materials & Engineering and Signet Testing Labs for various construction related testing services on an as needed basis in an amount estimated not to exceed $60,000.00

(f) Resolution - Authorizing the Executive Director to execute a purchase order with Consolidated Electrical Distributors, Inc. for the purchase of security light fixtures to be installed at the North Beach Development, CAL 1-11, exterior lighting in the amount of $15,303.26

(g) Resolution - Authorizing the Executive Director to execute a purchase order with American Asphalt Repair & Resurfacing Co., Inc. to repair pavement, to apply seal coating, and to apply striping to the Hunters View Development, CAL 1-18(3), playground area in the amount of $11,200.00

(h) Resolution - Authorizing the Executive Director to expend an amount not to exceed $284,481.42 for continuation of police services pursuant to a Memorandum of Understanding with the San Francisco Police Department

(i) Resolution - Authorizing the Executive Director to execute a contract with Western Security Bureau to provide security services at the Rosa Parks Senior Citizens Complex in an amount not to exceed $45,400.00

(j) Resolution - Authorizing the Executive Director to execute a purchase order with Maltby Electric Supply for the purchase of seventy-two (72) external security lights for the Valencia Gardens Development, CAL 1-4, in the amount of $10,997.31

(k) Resolution - Authorizing the Executive Director to enter into contracts with Oz Movers and Saagan Moving and Storage for moving services in an amount estimated not to exceed $625,000.00 during the next two years

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. ADJOURNMENT:

Immediately following the Regular meeting, the Commission will adjourn to Executive Session, which is authorized under Government Code 54956(a), to discuss legal matters.

FOR

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

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Minutes of Regular Meeting Held:
Thursday, March 24, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, March 24, 1994 at 4:32 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine Chavis, Legal Counsel

ABSENT: None.

2. APPROVAL OF AGENDA:

Vice President Carpeneti moved to approve the March 24, 1994 Agenda and Commissioner Redd seconded the motion.

The Agenda of March 24, 1994 was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Regina Ingram, Family Hope Center, Hunters View Development
Lyle Norbert, Family Hope Center, Hunters View Development
Darlene Carter, Family Hope Center, Hunters View Development
Rose Carter, Hunters View Development
Reverend Willie Carter, Hunters View Development
Dorothy Smith, Family Hope Center, Hunters View Development
Paul N. Johnson, Family Hope Center, Hunters View Development
Anita Hanks, Family Hope Center, Hunters View Development
Ublanca Henry, Bernal Dwellings Development
Chester Meadows, Bernal Dwellings Development
Kathy Perry, Bernal Dwellings Development/COPE
Bro. Nadar Bey, Black Muslim Bakery
Mr. Ayubi, Bernal Dwellings Development
Jeffrey Branner, Bernal Dwellings Development
Marcus Sewell, Bernal Dwellings Development
James Lester, Bernal Dwellings Development
Cynthia R. Durham, Bernal Dwellings Development/COPE
John Bender, Bernal Dwellings Development
Darryl Dow, Bernal Dwellings Development
Byron Branner, Bernal Dwellings Development
Tracy Seymour, Bernal Dwellings Development
Reginald Raynor, Bernal Dwellings Development
James K. Creer, Bernal Dwellings Development
Malik Rahim, Bernal Dwellings Development
Jewel Green, Hunters View Development
Romania Bell, Hunters View Development
William Fobbs, Private Protection Agency
Earl Alexander, Family Hope Center
Peter Byrne, Hunters View Development
Israel Chideya, Director, Family Hope Center
Gene Jackson, Supevisor, Family Hope Center
Randall Evans
Louise Vaughn, Geneva Towers
Jay Von Banks, Alice Griffith Development
Genie Bowie, Valencia Gardens Development
Espanola Jackson, District 7 Democratic Club

President Meskunas recessed the meeting at 5:50 p.m. and reconvened at 6:08 p.m.

Commissioner Boileau left the meeting at 5:50 p.m.

Public Speakers on Agenda Items (cont'd)

Hasinah Rahim, Hayes Valley Development
Marie Swanson, Hayes Valley Development

4. APPROVAL OF MINUTES:

Commissioner Redd moved to approve the minutes of the March 10, 1994 meeting and Commissioner Chuck seconded the motion.

The minutes of the meeting held March 10, 1994 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Commissioner Huggins reported on the Public Housing Authorities Directors Association (PHADA) conference for public housing authority Commissioners held in Orlando, Florida, which she attended along with Commissioner Allen. She stated that the conference was very well organized and that the 8-hour daily workshops covered various subjects including a focus on how to be more effective Commissioners and how to relate to the private and public sectors. Commissioner Huggins said that nationwide an increasing number of public housing residents were being seated on their Board of Commissioners. Commissioner Huggins expressed her belief that the only people who could truly understand the needs of public housing residents were the residents themselves. She reiterated her advocacy for the inclusion of more public housing residents on public housing authority commission boards and committees as well as resident involvement in city politics. Commissioner Huggins stated that such participation was the only way that public housing residents could improve their quality of life. Commissioner Huggins expressed her appreciation for PHADA and the opportunity to attend the conference.

Vice President Carpeneti stated that the NAHRO Convention in Washington, D.C. which he attended had been very productive. He met with HUD Assistant Secretaries Roberta Achtenberg and Joseph Shuldiner, Congressional representatives, and San Francisco Lobbyist in Washington, Marilyn Berry Thompson, among others. Vice President Carpeneti stated that the new SFHA Executive Director, Felipe Floresca, apparently was very much respected at HUD, Washington, D.C. Vice President Carpeneti stated that he and Mr. Floresca had also had a productive meeting with Anthony Lincoln, Mayor's Office of Children, Youth and Families. They met also with Mr. Lincoln's Planning Coordinator, Linda Asato; Lee Brown, Federal Drug Czar and a former Senator from California who would be willing to meet with SFHA residents within the next few months if arrangements could be made.

Commissioner Allen stated that it was a disappointment that Mr. Shuldiner and Secretary Cisneros had to cancel their visit to the PHADA conference because of the earthquake. She stated that among the events which she had found to be most informative were the

"Occupancy Report and What It May Mean for Your PHA", "The Budget Process Made Easy", "Lead Paint", "Human Resources" and "Rent Reform in Public Housing".

Commissioner Huggins requested that an Executive Session be scheduled to follow the April 14, 1994 Regular meeting for the purpose of discussing personnel matters.

6. REPORT OF SECRETARY:

Mr. Floresca advised that, on March 22, 1994, there was an all-day hearing during which HUD had indicated that there were major monies for 1995 which would be shifted from modernization to a program called "The Tenants' Opportunity Program" which would address employment for public housing residents. Mr. Floresca stated that there was a prospect for utilizing public housing residents in the rehabilitation of their developments. Secondly, HUD indicated that a major effort would be made to insure enforcement of resident hiring would be included for each and every contract awarded. Mr. Floresca said that, with the "reinventing" of HUD, the Authority and HUD field offices would be able to get issues addressed in a more timely manner. With regard to the "Family Investment Centers" (more funding for more social service programs on site in the public housing developments), Mr. Floresca stated that he felt the initiatives had to start within the developments. He stated that residents are clients, but they also have to be initiators. Mr. Floresca stated that there were 20 funding categories to be addressed between now and the end of the Summer. He stated that as an Authority, we were going to move very aggressively to actively advocate and lobby to get monies for community and support services.

With regard to community policing, Mr. Floresca advised that he had attended a conference held by the Black Leadership Foundation (African-American mayors). He circulated a button which had been given him at the conference which read "Cease Fire. Don't Smoke the Brothers". The Foundation members explained that, at the rate African-American males were being killed and institutionalized, their numbers would be decimated. Mr. Floresca said that the community had to be involved in community policing and that was why the Authority was making a good faith effort on this program. A meeting was held yesterday with Police Commissioner Harry Low to talk about what was involved in community policing, checkpoints were just one option; community patrolling, substations, private security, enhanced resident patrols are also options. Mr. Floresca stated that each of the 47 public housing developments had its own chemistry - unique needs which need to be addressed uniquely. He stated further that the second Resident Empowerment Council meeting would be held on Saturday, March 26, 1994 and community policing would be the first matter presented for discussion. He also expressed a desire to establish a task force of 10-12 residents to discuss community policing. Additionally, Mr. Floresca said that over the next 90 days he wanted the residents to relate to the Authority, development by development, what they wanted in community policing. He stressed again that the residents are clients of the Authority.

Mr. Floresca stated that the NAHRO Legislative Conference was very informative. It provided an opportunity to talk with other public housing authority Executive Directors from the top 40 cities, and it was enlightening to learn that SFHA was perceived as a city on the move. He said that the city would only be on the move when each and every public housing resident lives in a safe and decent apartment.

Mr. Floresca advised that, on May 2-4, 1994 in Indianapolis, there would be an Urban Revitalization Development (URD) Conference on social support services to address human services - drug and substance abuse, day care, employment and other services which each public housing resident, as a stakeholder, should have as a basic right in terms of services that this Agency would strive to provide. Mr. Floresca stated that he had discussed with HUD, and it was approved, that there would be an URD Conference on Community Service and a Youth Summit in either June or August. Treasure Island has been suggested as a possible site and participants from 32 cities would attend to discuss community services. Mr. Floresca indicated that Secretary Cisneros had met with the Black Caucus in Memphis and had lead a Youth Summit which highlighted two issues: the violence against Black males and the upheaval caused by drugs which is devastating our top 40 cities. Mr. Floresca stated again that this was the residents' home and he wanted to see more people and hear what they had to had to say. He stated that he needed the patience, perseverance and input of the public housing residents. Mr. Floresca said that the residents would be seeing him on Saturdays at the various events being conducted at the public housing developments.

Mr. Floresca stated that the next Resident Empowerment Council meeting would be held 2:00 p.m. to 5:00 p.m. at the Sunnydale Development.

Mr. Floresca stated that during the week of March 28, 1994 he would be sharing the reorganization plan with Housing Authority staff and that they would be moving very aggressively to address reorganization.

In response to Commissioner Allen's inquiry regarding senior housing, Mr. Floresca stated that a Notice of Funding Availability (NOFA) was expected for 202 housing and housing for Aids victims. He said that senior housing was one of the areas on which the Authority would be working aggressively. Mr. Floresca stated that Lobbyist, Marilyn Thompson, who represented Donna Shalala of Health and Human Services, was an avid advocate for senior housing and senior care. Commissioner Allen stated that she would like to work closely with Mr. Floresca on this endeavor.

7. COMMITTEE REPORT:

President Meskunas advised that the Commission had met in Executive Session following the March 24, 1994 meeting. She stated that the Personnel Committee had begun negotiations on the Executive Director's contract. President Meskunas stated that the Finance Committee had met on March 23, 1994 and had interviewed two candidates for the position of Internal Auditor. She stated that she believed that the Director of Finance

would be making a recommendation to the Executive Director regarding a possible selection. The Site and Design Committee did not meet.

Commissioner Huggins advised that the Resident Hiring Program Economic Development Committee meets every Wednesday at 10:00 a.m., at 440 Turk Street, and she invited Mr. Floresca to the next meeting. At the last meeting, the resident hiring draft was discussed; it will be examined page by page at the next meeting of this Committee to update it. She stated that Section 3 would be kept at the forefront of the program. She expressed appreciation to the residents who participated in the Committee along with Brandy Moore, Affirmative Officer; and Authority staff members, Derrald Etheley and Randall Evans. Commissioner Huggins said that Mr. Evans would be submitting a proposal for the painting program. She requested a report from Authority staff on the beautification grant which Resident Services was preparing. Deborah Whittle stated that at last Wednesday's meeting of the Resident Hiring Committee she had been given a copy of a proposal for graffiti removal. She stated that she had been meeting with Mr. Evans and Alice Griffith Development residents. Ms. Whittle stated further that they are working on a draft which would be presented at next Wednesday's meeting. She is planning to meet with Mr. Evans on Monday and she had been meeting with the residents at Alice Griffith on a weekly basis.

8. REPORT OF COUNSEL:

Legal Counsel Geraldine Chavis stated that her report had been submitted in writing. She requested an Executive Session on a litigation matter and stated that an Executive Session was noticed in the Agenda. The matter to be discussed was the lawsuit by *Ultrex Corporation vs. the San Francisco Housing Authority*, Superior Court Case No. 952019. An Executive Session is authorized under Government Code Section 54956.9(a).

Ms. Chavis reported that an Executive Session was held after the March 10, 1994 Commission meeting. The purpose was to discuss a litigation matter, The San Francisco Housing Authority vs. Automation Research Systems. She advised that the Commission had authorized a settlement in that lawsuit and it was unanimously approved by the Commissioners present that the Authority be allowed to settle that case for the amount of $375,000. Ms. Chavis stated that the Authority was the plaintiff in that lawsuit and the defendant would pay the Authority $375,000 on our breach of contract action against them. She stated further that the settlement was final with the exception of instruction from HUD as to how the money would actually be allocated.

Ms. Chavis stated that the Ultrex vs. San Francisco Authority case was also discussed in Executive Session; however, no action was taken at that time. This matter was brought back to Executive Session today for the Commission's authorization on action to be taken.

9. TENANT REPRESENTATIVE REPORT:

James Franklin, on behalf of PHTA and all the public housing residents - in San Francisco and throughout the country - expressed heartfelt appreciation and respect to Cleo Wallace for her service at the Housing Authority. He stated that Ms. Wallace was instrumental in the creation of PHTA and worked with that organization as a resident activist and as a resident leader. Many of the things which the residents are entitled to today are a direct result of the hard work and dedication of Cleo Wallace as the thinker behind the idea of resident empowerment. He said she was a force for recognition of the resident grievance procedure initiative which started in San Francisco and benefitted public housing residents throughout the country. Mr. Franklin stated that PHTA and all public housing residents, particularly in San Francisco, should be very proud of the work and dedication that Ms. Wallace brought forth to San Francisco and its public housing residents.

Ann Ingle of the Hayes Valley Development, reported that PHTA was continuing the efforts for resident empowerment which had been initiated by Cleo Wallace. She stated that the purpose of the PHTA was to mediate and monitor for public housing residents. The PHTA is charged with being a neutral party, working for the residents without taking sides, either personally or politically. Ms. Ingle said that PHTA had recently elected its new officers and was attempting to assist the individual tenants associations in their election process. She expressed the desire that the Housing Authority and PHTA could work together for the good of the residents. Ms. Ingle stated that the drug elimination program was instituted without PHTA agreement to the draft which was presented. She said that she hoped that Mr. Floresca would review the original drafts of the pilot programs which had been started in the various developments, specifically the drug program and the pet policy. She indicated that these programs did not have the interest of the residents, as a whole, and that the residents had not been consulted prior to the institution of these programs.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4219

RESOLUTION COMMENDING CLEO F. WALLACE ON THE OCCASION OF HER RETIREMENT

WHEREAS, Cleo F. Wallace retired from the Housing Authority of the City and County of San Francisco on October 29, 1993 after ten years of service and;

WHEREAS, Cleo F. Wallace served as a Commissioner of the San Francisco Housing Authority representing the needs of families of the public housing community; and

WHEREAS, during her career as an employee, she was faithful and resolute in her duties as Tenant Service Representative, Property Manager, and Executive Assistant for Residents Relations; and

WHEREAS, Cleo F. Wallace has gained and deserves the respect of the Commission of this Authority, her fellow employees, and the residents for her hard work, loyalty, and dedicated service; and

WHEREAS, Cleo F. Wallace advocated for the rights and needs of children and families of public housing including the creation of the first on-site child care center at Potrero Annex.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

This Commission extends to Cleo F. Wallace its appreciation for long and faithful service and extends its best wishes for a happy retirement.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

Ms. Wallace expressed her appreciation for the recognition of her years at the Housing Authority. She stated that she would be continuing to work with the residents and praised the public housing youths for their attendance at tonight's meeting. Ms. Wallace expressed the hope that the Commission and the Authority would work diligently with the residents for the betterment of all public housing residents and developments.

Vice President Carpeneti moved to adopt Resolution No. 4219 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

ABSENT: Robert J. Boileau, Commissioner

Resolution No. 4219 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 4220

RESOLUTION AUTHORIZING TRAVEL TO ATLANTIC CITY, NEW JERSEY TO ATTEND THE EDUCATION, TRAINING AND ENTERPRISE CENTER'S SEMINAR ON ECONOMIC DEVELOPMENT OPPORTUNITIES IN PUBLIC HOUSING SCHEDULED FOR APRIL 11 THROUGH APRIL 13, 1994

WHEREAS, the Education, Training and Enterprise Center (EDTEC) is holding a seminar in Atlantic City, New Jersey on April 11 through April 13, 1994; and

WHEREAS, this EDTEC seminar on Economic Development Opportunities in Public Housing will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the attendance of Commissioner Karen Huggins is essential to the conduct of its low rent operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Karen Huggins be authorized to travel to Atlantic City, New Jersey for the purpose of attending the aforementioned seminar.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

Commissioner Chuck moved to adopt Resolution No. 4220 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4220 was UNANIMOUSLY ADOPTED.

(c)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE CONTRACT AGREEMENT WITH THE HAIGHT ASHBURY FREE CLINICS, INC. TO INCREASE FUNDING TO CONTINUE SUBSTANCE ABUSE TREATMENT SERVICES AT HUNTER'S VIEW AND HAYES VALLEY IN AN AMOUNT NOT TO EXCEED $215,000.00

WHEREAS, the Authority entered into a contract agreement with the Haight Ashbury Free Clinics, Inc. on February 16, 1993, to provide substance abuse treatment services at Hunter's View and Hayes Valley; and

WHEREAS, at Hunter's View, a 24-hour drug free residential service and broad-base day treatment environment is provided for up to ten families, in a twelve (12) unit complex located in the development; and

WHEREAS, the Authority wishes to duplicate the residential treatment model at Hayes Valley in place of the original plan to implement an aftercare program at this site; and

WHEREAS, the Authority will provide up to nine units at Hayes Valley to provide substance abuse treatment services for six families; and

WHEREAS, additional funds are requested to continue substance abuse treatment services for a period not to exceed December 31, 1994; and

WHEREAS, the Authority shall work together with Haight Ashbury Free Clinics, Inc. to seek outside funding to insure the continuation of funding for this program thereafter; and

WHEREAS, the continuation of this program is essential to establishing drug recovery treatment services in public housing; and

WHEREAS, funding for the services described herein is provided for in the 1992 Drug Elimination Program (PHDEP) grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION ON THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract amendment with Haight Ashbury Free Clinics, Inc. to provide funding for substance abuse treatment services in an amount not to exceed $215,000.00, for a period not to exceed December 31, 1994, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

Commissioner Carpeneti moved to adopt this resolution and Commissioner Redd seconded the motion.

Much discussion ensued on this resolution, with many residents expressing either satisfaction or dissatisfaction with the program as presently conducted.

Commissioner Allen moved to amend this resolution to exclude Hunters View from the contract agreement with Haight Ashbury Free Clinics, Inc. President Meskunas seconded the motion for the purposes of discussion.

With regard to the motion to amend the resolution, Vice President Carpeneti stated he was confused as there had been a number of speakers on both sides of this issue for months. He expressed concern that there was such division surrounding this matter. Vice President Carpeneti suggested that two Commissioners be assigned to meet with Hunters View residents to evaluate the situation. Vice President Carpeneti and Commissioner Redd volunteered to meet with those residents.

Vice President Carpeneti moved to table the amendment to this resolution until the next Commission meeting in order to examine this matter further to determine the desires of the Hunters View Development residents.

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President

Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Hadie Redd, Commissioner

NAYS: Karen Huggins, Commissioner

ABSENT: Robert J. Boileau, Commissioner

The motion to amend this resolution was TABLED.

Vice President Carpeneti moved to table this resolution and Commissioner Allen seconded the motion.

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Robert Boileau, Commissioner
Jan Allen, Commissioner
Hadie Redd, Commissioner

NAYS: Karen Huggins, Commissioner

ABSENT: Robert J. Boileau, Commissioner

Commissioner Chuck noted that on March 31, 1994 Martha Henderson would be at the site to evaluate client records and policies and procedures. He inquired whether Ms. Henderson would be involved in discussions surrounding this issue. President Meskunas stated that this matter should be referred to Vice President Carpeneti and Commissioner Redd who would bring the parties together for a meeting to sort out the differences involved. She stated that she agreed completely with Randall Evans and Louise Vaughn who said that these parties needed to come together. President Meskunas stated that there could not be drug elimination in the community if the whole community was not behind the program. She stated that she assumed the new Executive Director would be a part of the process.

The motion to table this resolution until the next Commission meeting was ADOPTED.

(d)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SHORTER, SILARD, MANCUSO & ASSOCIATES FOR AN EVALUATION OF THE RESIDENT SERVICES PROGRAM IN AN AMOUNT NOT TO EXCEED $34,927.50

WHEREAS, the Authority solicited proposals, in full and open competition pursuant to RFP number 011-94, for an evaluation of its Resident Services Department and Public Housing Drug Elimination Program (PHDEP); and

WHEREAS, proposals were received from Housing Management Systems, Carl O. Word, and Shorter, Silard, Mancuso & Associates by the established due date and evaluated by a review panel consisting of staff and residents in accordance with the criteria published in the solicitation documents; and

WHEREAS, based on the evaluation scores, it was determined that the firm of Shorter, Silard, Mancuso & Associates could provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority should award the contract to Shorter, Silard, Mancuso & Associates; and

WHEREAS, funding for the services described herein are available as part of the PHDEP grant;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with Shorter, Silard, Mancuso & Associates in an amount not to exceed $34,927.50 for Resident Services and PHDEP evaluation services, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

Vice President Carpeneti moved to adopt this resolution and Commissioner Allen seconded the motion. Commissioner Chuck requested clarification regarding the mention that the Housing Authority was required to provide an independent evaluation of its public housing drug elimination program as part of the process to acquire additional grant funding for its various activities. He stated that mention was made of evaluating the department as a whole. Commissioner Chuck asked how these two were tied in or not tied in to this resolution. Mr. Floresca stated that over the last four years there had been millions and millions of dollars spent on drug elimination programs. He stated HUD had requested that the programs be evaluated. He stated further that, in deference to Commissioner Huggins, he would like to see the nature and the capacity of the organization to carry out the evaluation based on the new criteria that HUD has because the Office of Resident Initiatives is a new office with a new mandate.

Vice President Carpeneti added that, in the short time he had been sitting on the Authority Board of Commissioners, he had heard a lot of discussion about Resident Services and he felt there probably would have to be some changes made there. He stated that he thought a report such as this could be very valuable with somebody outside taking a look.

Commissioner Huggins stated that she moved to table this resolution solely to have an opportunity to meet with the Authority Executive Director on this matter.

Commissioner Huggins moved to table this resolution and Commissioner Allen seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner
NAYS:	Richard Carpeneti, Vice President Hadie Redd, Commissioner
ABSENT:	Robert J. Boileau, Commissioner

This resolution was TABLED.

(e) RESOLUTION NO. 4221

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO CONTRACTS WITH APPLIED MATERIALS & ENGINEERING AND SIGNET TESTING LABS FOR VARIOUS CONSTRUCTION RELATED TESTING SERVICES ON AN AS NEEDED BASIS IN AN AMOUNT ESTIMATED NOT TO EXCEED $60,000.00

WHEREAS, the San Francisco Housing Authority conducted a solicitation for soil compaction, concrete compression, masonry compression, and other various construction related testing services in full and open competition pursuant to Request for Proposals (RFP) no. 012-94; and

WHEREAS, proposals were submitted by Applied Materials & Engineering, Inc., Consolidated Engineering Laboratories, and Signet Testing Labs in a timely and acceptable manner; and

WHEREAS, a review panel evaluated each proposal in accordance with the criteria published in the solicitation and found that Applied Materials & Engineering, Inc., a small minority-owned business enterprise, and Signet Testing Labs, a minority, woman-owned business enterprise, could provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority should award contracts to these two respondents; and

WHEREAS, funding for the services described herein is available from Comprehensive Improvement Assistance Program (CIAP) and Comprehensive Grant Program (CGP) allocations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute contracts with Applied Materials & Engineering, Inc. and Signet Testing Labs for various construction related testing services in an amount not to exceed $60,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

Commissioner Chuck moved to adopt Resolution No. 4221 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4221 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 4222

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC. FOR THE PURCHASE OF SECURITY LIGHT FIXTURES TO BE INSTALLED AT THE NORTH BEACH DEVELOPMENT, CAL 1-11, EXTERIOR LIGHTING IN THE AMOUNT OF $15,303.26

WHEREAS, the Authority's Force Account Department has been assigned the construction project to improve the safety of people in and around the North Beach Development by installing security lights in approximately eighty-eight locations; and

WHEREAS, the Authority solicited quotes from three qualified vendors for the purchase of the security light fixtures:

VENDOR	AMOUNT
Consolidated Electrical Distributors, Inc.	$15,303.26
Maltby Electric Supply	20,650.00
City Electric Supply	24,111.25

WHEREAS, Consolidated Electrical Distributors, Inc. was the lowest, responsive, responsible bidder to supply the security light fixtures, and was selected in accordance with Federal procurement regulations under 24 CFR, part 85.36; and

WHEREAS, funding for the purchase of the security light fixtures has been approved as part of the 1993 Community Development Block Grant;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director is authorized to execute a purchase order with Consolidated Electrical Distributors, Inc. as the lowest responsive, responsible bidder for the purchase of security light fixtures to be installed in approximately eighty-eight locations with the North Beach Development, CAL 1-11, in the amount of $15,303.26.

2. The Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

Commissioner Chuck moved to adopt Resolution No. 4222 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4222 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION No. 4223

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH AMERICAN ASPHALT REPAIR & RESURFACING CO., INC. TO REPAIR PAVEMENT, TO APPLY SEAL COATING, AND TO APPLY STRIPING TO THE HUNTERS VIEW DEVELOPMENT, CAL 1-18(3), PLAYGROUND AREA IN THE AMOUNT OF $11,200.00

WHEREAS, the Force Account Department has been assigned the construction project of providing site work for the installation of playground equipment, providing concrete curbs for fence installation, and assembling playground equipment for the Hunters View Development playground area; and

WHEREAS, to complete the play area requires the repairing of pavement, the application of seal coating, and the application of strips to the basketball court; and

WHEREAS, the Authority solicited quotes from three qualified vendors to repair pavement, apply seal coating, and to apply striping:

VENDOR	AMOUNT
American Asphalt Repair & Resurfacing Co., Inc.	$11,200.00
Interstate Grading & Paving, Inc.	11,750.00
National Surfacing Company, Inc.	14,950.00

WHEREAS, American Asphalt Repair & Resurfacing Co., Inc. was the lowest, responsive, responsible bidder to repair pavement, to apply seal coating, and to apply striping to the Hunters View Development, CAL 1-18(3), playground area, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding to repair pavement, to apply seal coating, and to apply striping to the Hunters View Development, CAL 1-18(3), playground area has been approved as part of the Comprehensive Improve Assistant Program, CA-1-919;

NOW, THEREFORE, BE IT RESOLVE BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director is authorized to execute a purchase order with American Asphalt Repair & Resurfacing Co., Inc. as the lowest responsive, responsible bidder to repair pavement, to apply seal coating, and to apply striping to the Hunters View Development, CAL 1-18(3), playground area in the amount of $11,200.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

Commissioner Huggins moved to adopt Resolution No. 4223 and Commissioner Allen seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4223 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION No. 4224

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEND AN AMOUNT NOT TO EXCEED $284,481.42 FOR CONTINUATION OF POLICE SERVICES PURSUANT TO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO POLICE DEPARTMENT

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to abate the problem of illegal drug sales and other crime in its public housing developments to create a safer living environment for its residents; and

WHEREAS, the San Francisco Police Department represents itself able to perform the services required and the Authority finds that the San Francisco Police Department is so qualified; and

WHEREAS, a resolution was adopted by the Commission on July 12, 1990, authorizing a Memorandum of Understanding with the San Francisco Police Department for the deployment of at least three (3) full squads of officers, exclusively assigned to Authority properties, and the Memorandum of Agreement was extended by the Commission on September 26, 1992; and

WHEREAS, on June 25, 1992 the Commission authorized the expenditure of funds from the 1991 CIAP budget to continue the services of the San Francisco Police Department as provided by the Memorandum of Understanding; and

WHEREAS, the total funding previously authorized by the Commission was not to exceed $982,350.00; and

WHEREAS, additional funding is now required to continue the services of the San Francisco Police Department as provided by the Memorandum of Understanding, and

WHEREAS, the agreement with the San Francisco Police Department is for the provision of services beyond the scope of police services to all residents of San Francisco; and

WHEREAS, additional funds, totalling $284,481.42, are now available for this purpose in the 1993 Comprehensive Grant Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide additional funding to the San Francisco Police Department for deployment of at least three (3) full squads of officers, exclusively assigned to Authority properties in an amount not to exceed $284,481.42.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

Commissioner Allen stated that millions of dollars had been spent with no accounting of those funds. Commissioner Allen moved to table this resolution; there was no second. Vice President Carpeneti stated that he was aware that the residents felt there were problems with the Police Department. He stated that, in view of the number of killings at the developments, he felt that if the resolution was not passed there might be additional killings. Vice President Carpeneti stated that he felt the new Executive Director would move forthwith on this issue within the next two months. He urged his fellow Commissioners to adopt this resolution.

Mr. Floresca stated that there were two issues involved: There was a collateral agreement with all the cities in the United States in terms of providing police services. San Francisco ranked next to last in the top 40 cities in terms of what the Authority paid the Police Department for services. The ineffectiveness of community policing and not having community policing was another issue. Mr. Floresca stated that the Authority was requesting a continuation of services because it did not want even one life lost over the interim period. He stated that another aspect was to put in place an effective community policing program before the Authority had renewed the contract for the coming year. President Meskunas expressed appreciation that the Police Department had granted a 60-day extension rather than asking for year-to-year contract renewal in order that the residents and the Authority could develop a policing program more to their liking.

Commissioner Redd moved to adopt Resolution No. 4224 and Commissioner Carpeneti seconded the motion. Commissioner Allen voted aye with a protest. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Hadie Redd, Commissioner
NAYS:	Karen Huggins, Commissioner
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4224 was ADOPTED.

(i) RESOLUTION NO. 4225

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH WESTERN SECURITY BUREAU TO PROVIDE SECURITY SERVICES AT THE ROSA PARKS SENIOR CITIZENS COMPLEX IN AN AMOUNT NOT TO EXCEED $45,400.00

WHEREAS, the Authority solicited proposals, in full and open competition, for security service to be provided at the Rosa Parks Senior Citizens Complex; and

WHEREAS, proposals were received from Western Security Bureau, The Private Protection Agency, Prime Security Service, Inc., King Security Services, Crescent Investigation and Security Incorporated, and Bayshore Security Services in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a contract should be made to Western Security Bureau as the respondent that could provide the required services in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the funding for these services are funded through a grant from the Mayor's Office of Criminal Justice ending on October 31, 1994.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract for security services at the Rosa Parks Senior Citizens Complex in an amount not to exceed $45,400.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

In response to Commissioner Allen's expression of concern that Western Security had been granted this contract again, President Meskunas stated that eight bid had been submitted for this contract. Commissioner Huggins requested that staff look into the proposals submitted by public housing residents with regard to training residents to provide their own security programs.

Commissioner Huggins moved to adopt Resolution No. 4225 and Commissioner Chuck seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

Resolution No. 4225 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 4226

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH MALTBY ELECTRIC SUPPLY FOR THE PURCHASE OF SEVENTY-TWO (72) EXTERNAL SECURITY LIGHTS FOR THE VALENCIA GARDENS DEVELOPMENT, CAL 1-4, IN THE AMOUNT OF $10,997.31

WHEREAS, the Authority's Force Account Department has been assigned the construction project to improve the security for the residents at the Valencia Gardens Development by providing adequate exterior lighting; and

WHEREAS, the exterior lighting fixtures specified is designed for installation in high abuse environment; and

WHEREAS, the Authority solicited quotes from three qualified vendors for seventy-two (72) external security lights:

VENDOR	AMOUNT
Maltby Electric Supply	$10,997.31
Consolidated Electrical Distributors, Inc.	11,988.00
Centennial Distributors	16,855.20

WHEREAS, Maltby Electric Supply was the lowest, responsive, responsible bidder to supply the seventy-two (72) external security lights, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the purchase of the seventy-two (72) external security lights has been approved as part of the Comprehensive Improve Assistant Program, CA-1-919;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director is authorized to execute a purchase order with Maltby Electric Supply as the lowest responsive, responsible bidder for the purchase of seventy-two (72) external security lights for Valencia Gardens in the amount of $10,997.31.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

In response to Commissioner Huggins' inquiry as to whether the residents of Valencia Gardens had participated in the decision making leading to this resolution, Genie Bowie, Secretary of the Valencia Gardens Tenant Association, stated that this matter had not been discussed with the Tenant Association. She stated that the task of asking people not to destroy the property was left to her and Bessie Crockett and they had not been aware of who had been awarded the contract. She said that Valencia Garden residents had requested previously that they be notified of anyone who had been awarded contracts to make any physical changes or provide any services. In response to Commissioner Huggins' inquiry, Mr. Quock stated that the new lights were a bullet proof, vandal resistant type of lighting. President Meskunas stated that this was the second item to be submitted for consideration about which the Tenant Association had not been informed. In response Mr. Quock stated that in the future the residents would share in the process. Commissioner Huggins said that in 1992 a CDBG grant had been made to the Potrero Hill development for two lights which had not yet been installed. She requested that staff provide a total report on all the CDBG grants for lighting in all public housing developments.

Commissioner Redd moved to adopt Resolution No. 4226 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

ABSENT: Robert J. Boileau, Commissioner

Resolution No. 4226 was UNANIMOUSLY ADOPTED.

(k)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO CONTRACTS WITH OZ MOVERS AND SAAGAN MOVING AND STORAGE FOR MOVING SERVICES IN AN AMOUNT ESTIMATED NOT TO EXCEED $625,000.00 DURING THE NEXT TWO YEARS

WHEREAS, the San Francisco Housing Authority conducted a solicitation for moving and storage services in full and open competition pursuant to Request for Proposals (RFP) number 014-94; and

WHEREAS, proposals were submitted by Double Day Office Services, Inc., Oz Movers, Rainbow's End, and Saagan Moving and Storage Co., Inc. in timely and acceptable manner; and

WHEREAS, a review panel consisting of staff and residents evaluated each proposal in accordance with the criteria published in the solicitation and found that Oz Movers and Saagan Moving and Storage Co., Inc., both minority-owned business enterprises, could provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority should award contracts to these two respondents; and

WHEREAS, funding for the services described herein is available from Comprehensive Improvement Assistance Program (CIAP) grants, Comprehensive Grant Program (CGP) funds, Section 8 fees, the Authority's operating budget, and an Urban Revitalization Demonstration (URD) grant which is subject to allocation of funds expected from HUD in the near future;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute contracts with Oz Movers and Saagan Moving and Storage Co., Inc. for moving and storage services in an amount not to exceed $625,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

03/24/94
Date

Ublanca Henry and numerous other residents and nonresidents requested that this resolution be reconsidered at a later date in order to allow time for the Authority staff to consider the proposal submitted by a newly-created relocation company comprised of public housing residents.

Commissioner Huggins requested that, when this resolution was returned to the Commissioners for consideration, that Mr. Jarvis include the language required to indicate that residents would be participating in an entrepreneurial aspect.

Commissioner Huggins moved to table this resolution and Commissioner Allen seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Robert J. Boileau, Commissioner

This resolution was UNANIMOUSLY TABLED.

President Meskunas recessed the meeting at 7:50 p.m. and reconvened at 8:17 p.m.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Espanola Jackson, Bayview Hunters Point
Sue Ann Blake, North Beach Development
Alma Lark, North Beach Development
Genie Bowie, Valencia Gardens Development
Ublanca Henry, Bernal Dwellings Development
Christine Neal, Valencia Gardens
Bessie Crockett, Valencia Gardens

Jewel Green, Hunters View Development
Byron Branner
Margaret Verges, citizen
Gene Sullivan, Hunters View Development
Darryl Bishop, Let's Get Busy Contractors

13. ADJOURNMENT:

Commissioner Allen moved that the meeting be adjourned to Executive Session and Vice President Carpeneti seconded the motion. The motion to adjourn to Executive Session was unanimously adopted and the meeting adjourned at 10:00 p.m.

The next Regular meeting has been scheduled for April 14, 1994.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

April 8, 1994

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PUBLIC NOTICE OF SPECIAL MEETING

A Special Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 2:00 p.m., in the Commission Room, on Thursday, April 14, 1994 at 440 Turk Street, San Francisco, California. This Meeting is authorized under Article III, Section III of the ByLaws of the San Francisco Housing Authority.

Felipe M. Floresca
Secretary/Acting Executive Director

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 14, 1994 AT 2:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Thursday, April 14, 1994

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179.

3. PUBLIC COMMENT ON AGENDA ITEM:

4. AGENDA ITEM:

Presentation by Harvey Rose's office on audit findings.

5. ADJOURNMENT:

Felipe M. Floresca
Acting Secretary and Acting Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Special Meeting Held:
Thursday, April 14, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, April 14, 1994 at 2:28 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT:
Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner (Arrived at 3:25 p.m.)
Larry K. Lee, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

The April 14, 1994 Agenda contained one item and was APPROVED BY CONSENSUS.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEM:

None.

6. AGENDA ITEM:

Presentation by Harvey Rose's office on audit findings. This presentation was made by John Johns, Manager, Budget Analyst's Office of the City and County of San Francisco, and Martin Gustafson, Lead Analyst of the Budget Analyst's Office of the City and County of San Francisco. Mr. Johns stated that the management audit was requested by Supervisors Kennedy and Conroy. He stated further that the management audit report consisted of 67 pages including a 27-page response from the Housing Authority administration. Mr. Johns said that copies of the management audit report had been furnished the Housing Authority Board of Commissioners. Among the recommendations the audit report made were the following:

1. Improvement of financial controls over the Section 8 leased housing program disbursements.

2. Timely audited financial statements to HUD.

3. Improvement of cash management investments of the Authority's working capital.

4. Improvement of a variety administrative controls over various assets of the Housing Authority's operations, including motor vehicles fleet management and the hiring of professional and line staff.

5. Adoption of an administrative reorganization to provide improved accountability and lower administrative costs.

6. Improvement of the level of accountability over the Maintenance Division operations.

7. Compliance with established Authority Personnel Policies to provide an effective system for Authority personnel performance evaluations.

8. Development of an audit program.

9. Participation in the Pilot Program.

Mr. Johns stated the audit reports contained 20 recommendations to improve the economy, efficiency and effectiveness of the Housing Authority's operation. He said that the Authority had accepted 14 of these recommendations. He said that the amount of time required to implement the recommendations would vary according to the nature of the findings.

In response to President Meskunas' inquiry, Mr. Johns stated that he and Mr. Gustafson were available for any questions which they Housing Authority administrative might have at any time. She thanked Mr. Johns and Mr. Gustafson for their presentation.

13. ADJOURNMENT:

There being no further business to come before the Commission, President Meskunas adjourned the Special Meeting of April 14, 1994 adjourned at 3:35 p.m. She announced that the Board of Commissioners would reconvene for the Regular meeting at 4:00 p.m. today.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

April 14, 1994

The agenda for the regular meeting is missing

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, April 14, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, April 14, 1994 at 4:15 p.m.

1. ROLL CALL:

The meeting was called to order by President Meskunas.

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine L. Chavis, Legal Counsel

ABSENT: None.

Seating of New Commissioner:

Mr. Floresca announced that the Authority had received from the office of the Mayor certified copies of documents relating to the appointment of Larry K. Lee as a Commissioner of the Housing Authority.

Commissioner Huggins moved that the documents be accepted and filed. Commissioner Allen seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner

Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

The motion to accept and file the documents seating Commissioner Lee was UNANIMOUSLY ADOPTED.

Commissioner Redd moved that Commissioner Lee be seated as a member of the San Francisco Housing Authority Board of Commissioners. Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

The motion to seat Commissioner Lee as a member of the San Francisco Housing Authority was UNANIMOUSLY ADOPTED.

Mr. Floresca and the Board of Commissioners extended their congratulations to Mr. Lee for his appointment to the Authority's Board of Commissioners.

Commissioner Lee expressed his appreciation for his confirmation to the San Francisco Housing Authority Board of Commissioners and stated that he would work hard to further the goals of the Authority.

2. APPROVAL OF AGENDA:

Commissioner Chuck moved to amend the Agenda to allow the Executive Session to be held at 6:00 p.m. and to reconvene the Regular meeting immediately thereafter. Commissioner Allen seconded the motion. The motion to amend the Agenda to allow the Executive Session to be held at 6:00 p.m. was UNANIMOUSLY ADOPTED.

Mr. Floresca requested that the Agenda be amended to allow that portion of the "report of Secretary" which involved the report of James F. Fields, Human Rights Commission, on the results of the Valencia Gardens Development Tenant Association election.

Commissioner Redd moved to approve the April 14, 1994 Agenda, as amended, and Commissioner Huggins seconded the motion.

The Agenda of April 14, 1994, as amended, was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Ublanca Henry, Bernal Dwellings Development
Randall Evans
Lurilla Harris
Theresa Coleman, Westside Development
Joseph Thompson, Bernal Dwellings Development
John Bender, Bernal Dwellings Development
Darryl Dow, Bernal Dwellings Development
Malik Rahim, Bernal Dwellings Development
Michael Diles, Bernal Dwellings Development
James Lester, Bernal Dwellings Development
Monica L. Burks, Bernal Dwellings Development
Kevin D. Hall, Bernal Dwellings Development
Jeff Branner, Bernal Dwellings Development
Kamau Ayubbi, Invest Moving Company
Chris Washington, Invest Moving Company
Dorothy M. Ford, Bernal Dwellings Development
Sharon Adams, Bernal Dwellings Development
Jay Smith, Mayor's Office of Community Development
Claudia Viek, San Francisco Renaissance

President Meskunas adjourned the Commission meeting to Executive Session at 6:00 p.m. She stated that an Executive Session would be held pursuant to Government Code Section 94597 to discuss adoption of the employment contract for Mr. Floresca and the results of the Executive Session would be reported, in accordance with the Brown Act, when the Regular Commission meeting reconvened.

President Meskunas reconvened the Commission meeting at 7:22 p.m. She announced that, during the Executive Session, the Board of Commissioners had unanimously

approved the employment contract of Mr. Floresca and stated that was the only item of business considered in Executive Session.

4. APPROVAL OF MINUTES:

Commissioner Allen moved to approve the minutes of the March 24, 1994 meeting and Vice President Carpeneti seconded the motion.

The minutes of the meeting held March 24, 1994 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Commissioner Huggins reported on the Economic Development and Opportunities in Public Housing Conference which she attended on April 11-13, 1994 in Atlantic City, New Jersey. She stated that she had returned with a great deal of information which she would make available at the next Commission meeting. Commissioner Huggins stated that she had brought back guidelines to Section 3 new regulations which would be particularly beneficial to public housing residents. She said that most of the Conference centered around goal setting for ventures in public housing. She further stated that Ed Moses of HUD had spoken on the various types of funding which were anticipated for the future and how to make public housing a part of the community, rather than "no zones".

6. REPORT OF SECRETARY:

Mr. Floresca introduced James F. Fields of the Human Rights Commission who reported that he had monitored the Valencia Gardens Development Tenant Association election held on April 13, 1994 and that the following officers were elected: Carmel Spruell, President; Jeri Maxwell, Vice President; Ethel Williams, Secretary; Fanny Flores, Treasurer; Tai Tran, Sergeant-at-Arms.

Mr. Floresca reported on the progress of the Transition Team and stated that each department, as it reorganized, would schedule retreats to establish monthly targets and the results of this process would be reported quarterly.

He stated that the Authority was in the process of downsizing at the 440 Turk Street office. He noted that the field would not be affected. Mr. Floresca also noted that the Resident Services Department was no longer in existence as a department. He stated Derrald Etheley had organized community policing as the first task force and the second task force would consist of approximately 20-25 residents to meet once a week or more to decide how the former Resident Services Department should be constituted. Mr. Floresca requested that residents contact Mr. Etheley, 554-1335, to participate in the

restructuring of the Resident Services Department. He stated that the average Resident Services Department in public housing authorities consisted of 3 or 4 people.

Mr. Floresca stated that a ceiling rent agreement would be submitted to HUD to provide that public housing residents would not be financially penalized for working by having their rent increased.

With regards to betterments, Mr. Floresca stated that downsizing in this area (reduction of car fleet, leasing of space, etc.) would be investigated as a cost saving device.

Mr. Floresca stated that the Community Policing Task Force would be meeting with the Police Chief to discuss community policies before the contract was signed with the Police Department. He stated that the Community Policing Task Force would meet at 3:00 p.m., each Tuesday at 440 Turk Street.

Mr. Floresca said that the Youth Council had held two meetings and would be meeting every Tuesday. He requested that more young participants from different developments become involved. Mr. Floresca stated that Yolanda Bradley of Resident Empowerment could be contacted at 554-1335 regarding participation.

Mr. Floresca stated that 21 resident proposals had been received by the Grants Office. He stated that the resident task force would be included in reviewing these proposals which are in four areas: modernization, economic development, community policing, community support services. Mr. Floresca expressed his expectation that in the near future every Resident Council would be linked to City Link, a personal computer program which listed every service in San Francisco.

Mr. Floresca stated that the new dwelling lease was in the process of being reviewed by the Commission and would be reviewed by the staff and residents. He said that each Resident Council would receive copies of the new lease.

Mr. Floresca stated that a Congressional bill is expected which would ban assault weapons throughout the nation.

Regarding economic development, Mr. Floresca stated that the Tenant Opportunity Program (job development) is working with the unions to provide apprenticeship opportunities. He stated that the Resident Hiring Committee meets at 10:00 a.m. every Wednesday and requested that residents participate more fully in this program.

Mr. Floresca stated that there was a moratorium on the Safe Home Program until such time the Authority had developed its community policing program. He said that, in the interest of having a drug-free work place, he would be requesting Authority employees to volunteer to be drug tested over the next few of weeks. He stated further that, although testing could not be required by law, he would like every employee to participate voluntarily.

7. COMMITTEE REPORT:

President Meskunas reported that no Commission Committees had met since the last Commission meeting but that there had been meetings of ad hoc committees of the Housing Authority.

Randall Evans, a Housing Authority employee, reported on issues brought before the Resident Hiring Committee, specifically the paint program proposal. Mr. Evans also expressed his concern that there seemed to be a problem in getting proposals moved through the Housing Authority staff.

President Meskunas expressed her appreciation to everyone to assisted on the Ad Hoc Rent Ceiling Committee.

8. REPORT OF COUNSEL:

Ms. Chavis, Legal Counsel, reported that there was an Executive Session at the March 24, 1994 meeting of the San Francisco Housing Authority Board of Commissioners. This Executive Session was held on a litigation matter pursuant to Government Code 54956.9(a). The litigation discussed was *Ultrex Corporation vs. the Housing Authority*, Superior Court Case No. 952019. Ms. Chavis reported that during that Executive Session the Commission unanimously approved authorization to the Legal Counsel to accept a settlement in that case. She stated that the settlement was awaiting approval by HUD and that the terms and conditions would be reported made public upon such approval.

9. TENANT REPRESENTATIVE REPORT:

Jewel Green reported that PHTA had no report for this meeting.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION No. 4227

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR SECTION 8 VOUCHER FUNDING FOR HOMELESS PERSONS WITH DISABILITIES AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on February 1, 1994, the Department of Housing and Urban Development (HUD) advised the San Francisco Housing Authority that funding is available under the Section 8 Rental Voucher Program for Homeless Persons with Disabilities; and

WHEREAS, the Housing Authority desires to submit an application for up to 200 such Vouchers and the application must be received by HUD no later than 3:00 p.m., on May 2, 1994; and

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Rental Vouchers Set-Aside for Homeless Persons with Disabilities.The Executive Director is authorized to execute the Annual Contributions Contract, if such application is approved.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

04/14/94
Date

Commissioner Chuck moved to adopt Resolution No. 4227 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4227 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION No. 4228

RESOLUTION APPROVING AMENDED PART I OF SECTION 8
HOUSING VOUCHER PROGRAM ANNUAL CONTRIBUTIONS CONTRACT
No. SF-618 AND AUTHORIZING EXECUTION

The Housing Authority of the City and County of San Francisco, ("PHA") desires to enter into an amended Annual Contributions Contract ("ACC") with the United States of America ("Government").

The amended Section 8 Existing Housing Voucher ACC consists of the following counterparts:

(a) Part I of the ACC, HUD-52520D (1/90) applicable to the Section 8 Existing Housing Voucher Program;

(b) Exhibit I to Part I of the ACC adding Project No.CA39-V001-018.

Now therefore, be it resolved by the PHA, as follows:

1. The amended Part I and Exhibit I of the ACC for the Section 8 Existing Housing Voucher Program are hereby approved and accepted. The Acting Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Acting Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution of as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

04/14/94
Date

Commissioner Huggins moved to adopt Resolution No. 4228 and Commissioner Allen seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4228 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION No. 4229

RESOLUTION APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT No.SF-618 AND AUTHORIZING EXECUTION

The Housing Authority of the City and County of San Francisco ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975, as amended, with the United States of America ("Government").

The Section 8 ACC must now be revised so that it will consist of the following counterparts:

a. Superseding Part I of the ACC, HUD 52520B (August, 1988), applicable to the Section 8 Existing Housing Certificate Program.

b. New Part II of the ACC, HUD 52520E (Jan. 1990), applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

Now therefore, be it resolved by the PHA, as follows:

1. The SUPERSEDING Part I Section 8 ACC and the New Part II of the ACC for the Housing Certificate Program and the Housing Voucher Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

04/14/94
Date

Vice President Carpeneti moved to adopt Resolution No. No. 4229 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4229 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION No. 4230

RESOLUTION RATIFYING THE INCREASE IN ENCUMBRANCE FOR THE PROCUREMENT OF STOVES AND REFRIGERATORS FROM FRIGIDAIRE DURING FISCAL YEAR 1993-94 IN THE AMOUNT OF $19,023.34

WHEREAS, the Authority awarded a contract to General Electric for the procurement of stoves and refrigerators used throughout its developments; and

WHEREAS, during the transition period, the Authority continued to procure stoves and refrigerators from Frigidaire under its old contract to accommodate the immediate needs of its public housing residents; and

WHEREAS, the appliances purchased exceeded the original authorization secured from the Commission pursuant to Resolution No. 4122; and

WHEREAS, funding for the procurement of stoves and refrigerators was approved by the Commission and is available as part of the Authority's operating budget for Fiscal Year 1993-94;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby ratifies the procurement of stoves and refrigerators from Frigidaire in an amount not to exceed $19,023.34.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

04/14/94
Date

Vice President Carpeneti moved to adopt Resolution No. 4230 and Commissioner Chuck seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner

Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4230 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION No. 4231

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ANGOTTI & REILLY FOR THE ROOFING, WATERPROOFING AND LEAD-BASED PAINT ABATEMENT AT DEVELOPMENT CAL 1-2, POTRERO TERRACE IN THE AMOUNT OF $1,667,000.00.

WHEREAS, on February 7, 1994, the Authority advertised for bids for the Roofing, Waterproofing and Lead-Based Paint Abatement at CAL 1-2, Potrero housing development; and

WHEREAS, on March 28, 1994, three (3) bids were received as follows: and

Bidder	Bid Amount
1. Angotti & Reilly	$1,667.000.00
2. Western Roofing Service	$1,976,052.00
3. Bryant Universal	$2,047,495.00

WHEREAS, the Authority has evaluated the low bid and determined that Angotti & Reilly is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918 and CA-1-919 Comprehensive Improvement Assistance Programs.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Angotti & Reilly in the amount of $1,667,00.00.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

04/14/94
Date

Vice President Carpeneti moved to adopt Resolution No. 4231 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4231 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION No. 4232

RESOLUTION ADOPTING A NEW PET POLICY AND PROCEDURES FOR SFHA DEVELOPMENTS

WHEREAS, on January 28, 1982 the Housing Authority of the City and County of San Francisco ("SFHA") adopted a pet policy which generally prohibited the ownership of pets, including dogs, by all tenants except for senior tenants; and

WHEREAS, federal law permits an "elderly or handicapped family" living in public housing designated for occupancy by the elderly or handicapped to own pets, and defines the term "elderly or handicapped family" to be a family in which the head of household or spouse is 62 years or older or permanently disabled; and

WHEREAS, California state law permits the ownership of no more than two pets by a person over the age of 60 years or a "person requiring supportive services" in any public housing unit.

The state law (Health and Safety Code §50685.5) defines the term "person requiring supportive services" as a person who is permanently physically, developmentally, or mentally disabled and who is or will be participating in a program of rehabilitation, education or social services; and

WHEREAS, state and federal law exempt animals which have been specially trained and are currently used to assist a handicapped person; and

WHEREAS, both state and federal law permit a public housing authority to take action, including termination of tenancy, in cases in which a tenant pet's behavior or its improper care, supervision or control creates a nuisance or hazard to the health or safety of other residents, SFHA staff, or the general public, even in cases in which the tenant is otherwise permitted by law to have a pet; and

WHEREAS, many SFHA residents, despite lease provisions to the contrary, either own, keep, harbor, house, feed or otherwise allow dogs to be present in or around their units; and many of these dogs are stray or wild, or have been used or permitted to engage in dog fights, which are illegal; and

WHEREAS, many of these dogs are vicious, dangerous, or have a propensity for biting or other aggressive behavior such as Pit Bulls, Rottweilers, German Shepherds, Doberman Pinschers, and mixed breeds thereof; and

WHEREAS, residents, members of the public and SFHA staff have expressed to the Commission their fear of harm from these dogs, many of whom are stray or wild dogs, unvaccinated, and/or unlicensed; and

WHEREAS, these dogs pose a serious threat and/or hazard to SFHA property, residents, staff and others, in that these dogs have been known to attack, bite, and/or chase people, including small children, mail carriers and other public servants; and

WHEREAS, it has come to the attention of the Commission that the presence of dogs continues to be a problem, especially in family developments; and

WHEREAS, SFHA property managers have reported problems with some tenants having large numbers of cats, which create a nuisance;

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO HEREBY:

1. Adopts a new Pet Policy to permit any "elderly or handicapped family" living in public housing designated for occupancy by the elderly or handicapped to have

not more than two pets, including dogs, provided that all dogs and cats must be registered within five (5) business days after notice of adoption of this Policy is sent out, or within five (5) business days of acquisition of the animal, whichever is later, with the property manager. Such tenants shall provide documentation of a pet license, appropriate vaccinations, spaying or neutering, and pay a pet deposit in the amount determined by the SFHA at the time of such pet registration. Updated vaccination verification may be required at the tenant's annual reviews.

2. Further declares that its Pet Policy shall prohibit all tenants in family housing developments to own, keep, harbor, house, feed or otherwise permit any dog in or around their unit unless the dog's owner and primary caretaker is on the lease for the unit and is a person over the age of 60 years, or a "person requiring supportive services" as defined in California Health and Safety Code section 50685.5. In addition, any animal which has been specially trained and is currently used to assist a blind, deaf or physically handicapped person may be kept so long as the handicapped owner is living in the unit, is on the lease, and continues to need the animal's assistance. All tenants qualifying under this paragraph shall be limited to a total of two pets, and shall register, pay a pet deposit, and provide documentation regarding all dogs and cats within five (5) business days, as well as annual vaccination updates, as provided in paragraph 1 above. In the case of an animal specially trained and currently used to assist a blind, deaf or physically handicapped person, documentation of the dog's training or certification for that purpose may be required.

3. Further declares that tenants not qualifying for dog ownership under paragraphs 1 or 2 above may have no more than two pets, including cats, hamsters, aquariums, or birds. Under no circumstances shall any such tenant own, keep, harbor, house, or feed any dog, poisonous or wild animal, rooster or other farm-type animal. Such pet owners shall also be required to clean up after their pets, and to assure that they are spayed or neutered and vaccinated, to the extent possible. All cat owners shall register, pay a pet deposit, and provide documentation regarding all cats within five (5) business days, as well as annual vaccination updates, as provided in paragraph 1 above.

4. Declares that no tenant shall own, keep, harbor, house, or feed any poisonous or wild animal, rooster or other farm-type animal. SFHA staff may require the surrender to an appropriate authority of any animal in any case in which the animal's behavior or its improper care, supervision, or control creates a nuisance or hazard to the health or safety of other residents, SFHA staff, or the general public, regardless of whether the tenant is otherwise permitted by law or this Policy to have pets.

5. Declares SFHA property to be "dog free zones" where no dogs are permitted except those permitted to those residents who are authorized by paragraphs 1 and 2 above to have pets and who have complied with all provisions of the SFHA Pet Policy, including registration and documentation.

6. Determines that certain breeds of dogs such as those known as "Pit Bull," "Rottweiler," "German Shepherd, "Doberman Pinscher," and mixed breeds thereof, may be so aggressive, vicious or dangerous that they should be banned from SFHA property entirely even for those residents authorized by law or this Policy to have pets. However, this provision shall not apply to any animal which has been specially trained and is currently used to assist a blind, deaf or physically handicapped person.

7. Determines that this Policy shall be duly posted on SFHA property and distributed to all SFHA residents.

8. Determines that this Policy shall be incorporated by reference into the SFHA Dwelling Lease and that, after a 30-day grace period, any resident who violates this Policy may be subject to eviction.

9. Authorizes the Executive Director to establish procedures to implement this Policy, including the removal of all unauthorized animals from SFHA property and requiring the owners of all animals to reimburse the SFHA for all damages caused by their animal(s), and to pay all applicable fines and/or costs of removal of such animals.

NOW THEREFORE BE IT FURTHER RESOLVED THAT THE EXECUTIVE DIRECTOR IS DIRECTED TO establish procedures to implement this Pet Policy which shall include, but not be limited to, the following:

A. Tenants who are allowed by this Policy to have one or two dogs must register all animals within five (5) business days after notice of adoption of this Policy is sent out, or within five (5) business days of acquisition of the animal, whichever is later, with the property manager. Such tenants shall provide documentation of a pet license, appropriate vaccinations, spaying or neutering, and pay a pet deposit in the amount determined by the SFHA at the time of such pet registration.

B. Tenants who are allowed by this Policy to have one or two dogs shall see to it that their dogs are on a leash with a lead not to exceed six (6) feet and under the direct control and supervision of an adult resident at all times.

C. That no animal shall be tied to any tree, railing, post, car, nor any other stationary object at any time, nor shall any animal be used nor permitted to fight with any other animal, nor shall any animal be used nor permitted to assault, batter or bite any human being.

D. That SFHA shall maintain a schedule of regular dog sweeps in cooperation with the San Francisco Department of Animal Care and Control and the San Francisco Police Department to assist in the enforcement of this Policy.

E. All residents having pets shall clean up and properly dispose of all feces and other substances left by their animals, so that no residue remains on the floor or walls of their unit, the common areas of the development, or the public sidewalks or streets around the development.

F. The SFHA may require the surrender of any animal in any case in which the animal's behavior or its improper care, supervision, or control creates a nuisance or hazard to the health or safety of other residents, SFHA staff, or the general public, regardless of whether the tenant is otherwise permitted by law or this Policy to have pets.

G. That tenants who must surrender an animal under this Policy will be required to present proof that they surrendered the animal to an appropriate authority, such as a Receipt of Surrender from the San Francisco Department of Animal Care and Control.

H. All tenants except for those specifically permitted to have dogs under the provisions of Paragraphs 1 and 2 above shall be prohibited from having dogs and shall surrender them to appropriate authorities within 30 days from the mailing of notice of the adoption of this Policy.

I. This Pet Policy shall be incorporated by reference into the SFHA Dwelling Lease Tenants found to be in violation of this Policy after the expiration of the 30-day grace period shall be subject to legal action for eviction.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

04/14/94
Date

Commissioner Chuck moved to adopt Resolution No. 4232 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4232 was UNANIMOUSLY ADOPTED

(g) RESOLUTION NO. 4233

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH MILL'S PEST CONTROL & ELIMINATION SERVICES TO PROVIDE PEST CONTROL SERVICES AT SELECTED SITES IN AN AMOUNT NOT TO EXCEED $28,000.00.

WHEREAS, the Authority wishes to contract for pest control services in its development; and

WHEREAS, the Authority wishes to enhance the economic opportunities of public housing residents by providing contracts with eligible and qualified resident-owned businesses for public housing services; and

WHEREAS, the Department of Housing and Urban Development (HUD) provides public housing agencies with a method of soliciting and contracting with qualified resident-owned businesses for public housing services, supplies, or construction in accordance with applicable regulations 24 CFR, Part 963; and

WHEREAS, Mill's Pest Control and Elimination Services is a legally formed resident-owned business; and

WHEREAS, funding for these services is presently provided in our operating budget.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contractual agreement with Mill's Pest Control and Elimination Services to provide such activities beginning April 18, 1994 through April 17, 1995 in an amount not to exceed $28,000.00, except as provided under the procurement policy adopted by the commission on June 13, 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

04/14/94
Date

Vice President Carpeneti moved to adopt Resolution No. 4233 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4233 was UNANIMOUSLY ADOPTED.

(h)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO CONTRACTS WITH OZ MOVERS AND RESIDENT-OWNED MOVING COMPANIES FOR MOVING SERVICES IN AN AMOUNT ESTIMATED NOT TO EXCEED $625,000.00 DURING THE NEXT TWO YEARS

WHEREAS, the San Francisco Housing Authority conducted a solicitation for moving and storage services in full and open competition per Request for Proposals number 014-94; and

WHEREAS, proposals were submitted by Double Day Office Services, Inc., Oz Movers, Rainbow's End, and Saagan Moving & Storage Co., Inc. in a timely and acceptable manner; and

WHEREAS, a review panel consisting of staff and residents evaluated each proposal in accordance with the criteria published in the solicitation and found that Oz Movers, a minority-owned business enterprise, could provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, the SFHA has been made aware of resident-owned moving companies that are in the final stages of becoming fully licensed and capable of providing moving and storage services on behalf of the agency, and the SFHA wishes to offer moving service contracts to these resident-owned businesses once they are prepared and legally authorized to operate under California Public Utilities Commission (PUC) requirements; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority should award a contract to Oz Movers, and under 24 CFR, Part 963, the agency should award contracts to resident-owned business enterprises meeting PUC requirements; and

WHEREAS, funding for the services described herein is available from Comprehensive Improvement Assistance Program (CIAP) grants, Comprehensive Grant Program (CGP) funds, Section 8 fees, the Authority's operating budget, and an Urban Revitalization Demonstration (URD) grant which is subject to allocation of funds expected from HUD in the near future;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute contracts with Oz Movers and resident-owned moving companies for moving and storage services in an amount not to exceed $625,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

04/14/94
Date

Commissioner Huggins moved to table this resolution and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

A discussion ensued and it was decided that this resolution would be tabled pending clarification of the language contained in the resolution.

This resolution was UNANIMOUSLY TABLED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Jewel Green, Hunters View Development
Genie Bowie, Valencia Gardens Development
Carmel Spruell, Valencia Gardens Development
Patricia, Marcela and Dianna, Valencia Gardens Development Youth
Denise Dunbar, Valencia Gardens Development
Jeri Maxwell, Valencia Gardens Development
Bessie Crockett, Valencia Gardens Development
Fanny Garcia, Valencia Gardens Development
Van Jones, Lawyers Committee for Civil Rights
Sharon Hewitt, GASA, Sunnydale Development
Loraine Bender, North Beach Development
Diana Wafer, North Beach Development
Tina Cobb, North Beach Development
Shirley Oliver, North Beach Development
Vera Kennedy, Hunters View Development
Alice Richardson, Hunters View Development
Tressa Knox, Valencia Gardens Development
Margaret Verges, Citizen
Mrs. Carter, Hunters View Development

13. ADJOURNMENT:

Commissioner Chuck moved to adjourn the meeting and Commissioner Huggins seconded the motion. The motion was UNANIMOUSLY APPROVED. There being no further business to come before the Commission, President Meskunas adjourned the meeting at 10:00 p.m. The next Regular meeting has been scheduled for April 28, 1994.

The next regular meeting has been scheduled for April 28, 1994.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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April 22, 1994

PUBLIC NOTICE

The next Regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, April 28, 1994 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session, which is authorized under Government Code 54957, to discuss personnel matters, and reconvene thereafter.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 28, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, April 28, 1994

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES OF THE SPECIAL MEETING HELD APRIL 14, 1994

APPROVAL OF MINUTES OF THE REGULAR MEETING HELD APRIL 14, 1994

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. **COMMITTEE REPORT:**

8. **REPORT OF COUNSEL:**

9. **TENANT REPRESENTATIVE REPORT:**

10. **UNFINISHED BUSINESS:**

None.

11. **NEW BUSINESS:**

(a) Resolution - Authorizing the Executive Director to enter into a contract with Environmental Science and Engineering, Inc. for lead-based paint abatement design and oversight services for the childcare center located at CAL 1-3 Sunnydale housing development in the amount not-to-exceed $14,511.00

(b) Resolution - Approving the ceiling rents policy for the San Francisco Housing Authority

(c) Resolution - Authorizing the Executive Director to execute a purchase order with BCJ trucking Enterprise and Landscape Supplies to provide and to deliver baserocks for the Valencia Development, CAL 1-4, concrete courtyard paving (Phase II) in the amount of $12,900.00

(d) Resolution - Authorizing the Executive Director to execute a purchase order with RMC Lonestar for the purchase of ready mix concrete for the Valencia Gardens Development, CAL 1-4, concrete courtyard paving (Phase II) in the amount of $39,661.50

(e) Resolution - Authorizing the Executive Director to execute a purchase order with Rogers Trucks & Equipment, Inc. to haul, transport and dispose of broken concrete for the Valencia Gardens Development, CAL 1-4, courtyard paving (Phase II) in the amount of $12,032.00

(f) Resolution - Authorizing the Executive Director to execute a purchase order for the purchase of lumber, sheetrock and associated materials from San Bruno Lumber Company, Incorporated in an amount not to exceed $307,307.00

(g) Resolution - Authorizing the Executive Director to execute a purchase order for the purchase of photoelectric smoke detectors for stock from Centennial Distributors, Incorporated in an amount not to exceed $51,200.00

(h) Resolution - Authorizing the Executive Director to enter into a contract with Multi-Media Technology, Inc. for the installation and payment of commissions on pay telephones

(i) Resolution - Authorizing the Executive Director to negotiate and enter into an agreement with Hunter's View Resident Management Corporation, for a drug elimination program mini-grant designated for a life enhancement program, in an amount not to exceed $10,000.00

(j) Resolution - Authorizing the Executive Director to negotiate and enter into an agreement with Hayes Valley Tenants Association (HVTA), for a drug elimination program mini-grant designated for the Hayes Valley Women's Peer support program in Hayes Valley Development in an amount not to exceed $10,000.00

(k) Resolution - Authorizing the Executive Director to negotiate and enter into an agreement with Alemany Resident Management Corporation (ARMC), for a drug elimination program mini-grant designated for parenting classes for twenty residents of Alemany Development in an amount not to exceed $10,000.00

(l) Resolution - Authorizing the Executive Director to negotiate and enter into an agreement with UJAMAA Westbrook/Hunter's Point A East Resident Management Corporation (UJAMAA), for a drug elimination program mini-grant designated for an after school youth tutorial program, in an amount not to exceed $10,000.00

(m) Resolution - Authorizing travel to Washington, D.C. to attend the National Tenant's Organization Conference scheduled for May 16 through May 18, 1994

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. **EXECUTIVE SESSION:**

An Executive Session will be held pursuant to Government Code Section 94597 on the following: Personnel Policy.

The Executive Session will be held in the Executive Conference Room, 440 Turk Street, San Francisco, California.

14. **RECONVENING OF COMMISSION MEETING - OPEN SESSION:**

15. **ADJOURNMENT:**

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, April 28, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, April 28, 1994 at 4:22 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner (arrived at 4:30 p.m.)
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine Chavis, Legal Counsel

ABSENT: None.

2. APPROVAL OF AGENDA:

Commissioner Chuck moved to amend the April 28, 1994 Agenda to include Resolution (n) which had not been publicly noticed before today's meeting. Vice President Carpeneti seconded the motion. The motion to amend the April 28, 1994 Agenda was UNANIMOUSLY ADOPTED.

Commissioner Chuck moved to approve the April 28, 1994 Agenda, as amended. Commissioner Lee seconded the motion. The motion to approve the Agenda of April 28, 1994, as amended, was UNANIMOUSLY ADOPTED.

Commissioner Allen requested the permission of the Board of Commissioners and the

Executive Director to take a few moments to honor the 90th birthday of Ms. Hattie Eubanks, a resident of the 25 Sanchez Street Development. She said that the nonagenarian was one of the most delightful ladies she had ever met. Ms. Eubanks expressed her gratitude for the birthday party and cake, the well wishes and the gifts given her , saying that it made her feel good to think that someone cared for the seniors.

NOTE: The Public will have the opportunity to comment on Agenda items before any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Before adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Reverend Willie Carter, Hunters View Development
Waymond Nichols, Potrero Annex Development
Peter Byrne, Hunters View Development RMC
Theresa Coleman, Westbrook/Hunters Point Development
Randy Hayes, Principal-Paul Revere Elementary School

4. APPROVAL OF MINUTES:

Commissioner Huggins moved to approve the minutes of the April 14, 1994 Special Meeting and Commissioner Allen seconded the motion.

The minutes of the Special Meeting held April 14, 1994 were UNANIMOUSLY APPROVED.

Commissioner Huggins moved to approve the minutes of the April 14, 1994 Regular Meeting and Commissioner Redd seconded the motion.

The minutes of the Regular Meeting held April 14, 1994 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Floresca conceded his report to allow time for presentations by Kevin Marchman, Deputy Assistant Secretary for Public Housing (HUD), and Mirian Saez, Special Assistant to Assistant Secretary Jose Shuldiner (HUD), and stated that they would address the Commission meeting at 5:30 p.m.

6. REPORT OF SECRETARY:

Commissioner Huggins distributed flyers announcing a 40-hour OSHA-certified Hazwoper Training course scheduled for May 9-20, 1994 at South-East College of San Francisco City College. She pointed out that there would be an orientation and registration session at 2:00 p.m., May 2, 1994 at this facility.

Commissioner Huggins also made available copies of *An Agenda for HUD Housing and Jobs.*

Mr. Floresca reported the Housing Authority Transition Team and the Community Policing Task Force was continuing to meet. The meetings have included residents, Authority staff and representatives from other agencies. Mr. Floresca again expressed his desire to have full resident participation in determining what is needed to improve living conditions in their public housing developments..

7. COMMITTEE REPORT:

Commissioner Huggins reported on the progress of the Resident Hiring Ad Hoc Committee and said that meeting minutes would be made available. She related that on Wednesday, April 27, 1994 the Ad Hoc Committee participants had drafted a resident hiring plan which would be submitted to the Personnel Department for review. Commissioner Huggins said that Milt Reiterman, Chief Labor Negotiator for the Authority, had also participated in the Resident Hiring Ad Hoc Committee meetings. She invited all residents to attend the meetings held at 10:00 a.m., each Wednesday in the Commiission Room at 440 Turk Street. Commissioner Huggins said that she had been notified by Mr. Floresca that all new proposals for employment must be submitted initially to the Grants Office. Commissioner Huggins announced that she has a listing of Housing Authority employees who are current residents of public housing.

Commission Huggins said that she would soon provide additional information on the Economic Development and Opportunities Conference held on April 11-13, 1994 and on which she initially reported at the April 14, 1994 Regular meeting.

8. REPORT OF COUNSEL:

Ms. Chaves said that her written report had been submitted to the Board of Commissioners. Additionally, she said that Mr. Floresca's employment contract had been submitted to HUD for approval and that she would advise the Board of Commissioner of HUD's progress in this matter.

9. TENANT REPRESENTATIVE REPORT:

Ann Ingle said that PHTA was making progress in meeting with the residents at the various developments and that PHTA was striving to improve the communication and distribution of information to the residents. Ms. Ingle said that residents could call her at the PHTA office - telephone number 922-3717 - for any assistance they might require.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4234

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ENVIRONMENTAL SCIENCE AND ENGINEERING INC. FOR LEAD-BASED PAINT ABATEMENT DESIGN AND OVERSIGHT SERVICES FOR THE CHILDCARE CENTER LOCATED AT CAL 1-3, SUNNYDALE HOUSING DEVELOPMENT IN THE AMOUNT NOT-TO-EXCEED $14,511.00

WHEREAS, the presence of Lead-Based Paint (LBP) coated components presents the greatest hazard to young children and its abatement is mandated by HUD; and

WHEREAS, strict regulatory requirements govern the handling, removal and disposal of LBP components to protect children, residents and workers; and

WHEREAS, LBP abatement design and on-site management services are required to ensure that abatement is properly completed; and

WHEREAS, this firm has completed a similar project for the Authority at the Sunnydale Housing Development in a professional and responsive manner; and

WHEREAS, Environmental Science and Engineering, Inc., has proposed a fee of $14,511.00 to complete this effort; and

WHEREAS, this fee is reasonable for the work involved and is within the funding available in the Sunnydale Modernization budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work

to Environmental Science and Engineering, Inc. in the amount not-to-exceed $14,511.00

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

In response to Commissioner Huggins' inquiry, Michael Kelly stated that the purpose of this resolution was to provide for consultation services which would include advice as to what abatement process should be used, as well as monitoring throughout the process.

Commissioner Huggins moved to adopt Resolution No. 4234 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4234 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 4235

RESOLUTION APPROVING THE CEILING RENTS POLICY FOR THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, the San Francisco Housing Authority wishes to promote economic mobility for the residents who reside in our developments; and

WHEREAS, the Department of Housing and Urban Development issued Notices to all Public and Indian Housing Authorities on March 15, 1989, (PHA Notice 92 - 8) regarding Ceiling Rents in Public Housing; and

WHEREAS, the San Francisco Housing Authority formed a committee of residents, staff, and a Commissioner to explore ceiling rents which would establish maximum rent determinations at the Authority; and

WHEREAS, the committee developed a Ceiling Rent Policy acknowledging that ceiling rents are being implemented in other PHA's; and

WHEREAS, the SFHA must request a HUD waiver for ceiling rents;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Ceiling Rents Policy, per Attachment A, is in full compliance with the March 15, 1989 Federal Notice (PHA Notice 92 -8) is hereby adopted.

2. The Executive Director is authorized to request a HUD waiver to establish ceiling rents.

3. The Executive Director is authorized to implement the ceiling rents upon HUD's approval.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

At President Meskunas' request, Lisa Dollard gave a brief synopsis of the purpose of this resolution, which is to encourage resident employment by having a rent ceiling for the initial period of their employment.

Commissioner Chuck moved to adopt Resolution No. 4235 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4235 was UNANIMOUSLY ADOPTED. (Attachment A is filed in formal minutes.)

(c) RESOLUTION NO. 4236

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH BCJ TRUCKING ENTERPRISE AND LANDSCAPE SUPPLIES TO PROVIDE AND TO DELIVER BASEROCKS FOR THE VALENCIA GARDENS DEVELOPMENT, CAL 1-4, CONCRETE COURTYARD PAVING (PHASE II) IN THE AMOUNT OF $12,900.00

WHEREAS, the Authority's Force Account Department has been assigned the construction project of paving the courtyard at the Valencia Gardens Development, CAL 1-4; and

WHEREAS, the Authority solicited quotes from four qualified vendors to supply and to deliver 960 tons, 3/4" - 1/4" baserocks :

VENDOR	AMOUNT
BCJ Trucking Enterprise and Landscape Supplies	$12,900.00
Bill Jacobson Trucking Co., Inc.	14,000.00
Gem Patio Garden Supply	15,168.00
Roger Trucks & Equipment, Inc.	15,456.00

WHEREAS, BCJ Trucking Enterprise and Landscape Supplies was the lowest, responsive, responsible bidder to deliver and to supply 960 tons, 3/4" - 1/4" baserocks, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the purchasing and delivering has been approved as part of the 1992 Comprehensive Grant Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with BCJ Trucking Enterprise and Landscape Supplies as the lowest responsive, responsible bidder for 960 tons, 3/4" - 1/4" baserocks, for the Valencia Gardens courtyard paving in the amount of $12,900.00

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

In response to Commissioner Huggins' query, Mr. Kelly stated that two residents had been employed for this project.

Commissioner Huggins moved to adopt Resolution No. 4236 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4236 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 4237

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH RMC LONESTAR FOR THE PURCHASE OF READY MIX CONCRETE FOR THE VALENCIA GARDENS DEVELOPMENT, CAL 1-4, CONCRETE COURTYARD PAVING (PHASE II) IN THE AMOUNT OF $39,661.50.

WHEREAS, the Authority's Force Account Department has been assigned the construction project of paving the courtyard at the Valencia Gardens Development, CAL 1-4; and

WHEREAS, the Authority solicited quotes from three qualified vendors for 360 cubic yards of natural color concrete and 120 cubic yards of colored concrete:

VENDOR	AMOUNT
RMC Lonestar	$39,661.50
Bay Cities Building Materials	39,750.00
Bode Gravel Co.	43,551.90

WHEREAS, pursuant to Bid 045-93, RMC Lonestar was the lowest, responsive, responsible bidder; and

WHEREAS, RMC Lonestar was the lowest, responsive, responsible bidder for subsequent quotes for concrete, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the purchase of the 360 cubic yards of natural color concrete and 120 cubic yards of colored concrete has been approved as part of the 1992 Comprehensive Grant Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF THE SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with RMC Lonestar as the lowest responsive, responsible bidder for the purchase of 360 cubic yards of natural color concrete and 240 cubic yards of colored concrete for the Valencia Garden courtyard paving (Phase II) in the amount of $39,661.50

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

Following a brief discussion, Commissioner Chuck moved to adopt Resolution No. 4237 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4237 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 4238

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH ROGERS TRUCKS & EQUIPMENT INC. TO HAUL, TRANSPORT AND DISPOSE OF BROKEN CONCRETE FOR THE VALENCIA GARDENS DEVELOPMENT, CAL 1-4, COURTYARD PAVING (PHASE II) IN THE AMOUNT OF $12,032.00

WHEREAS, the Authority's Force Account Department has been assigned the construction project of paving the courtyard at the Valencia Gardens Development, CAL 1-4; and

WHEREAS, the Authority solicited quotes from three qualified vendors to haul, transport and dispose of broken concrete:

VENDOR	AMOUNT
Rogers Truck & Equipment, Inc.	$12,032.00
Marinship	17,024.00
S & S Trucking	18,086.00

WHEREAS, Rogers Truck & Equipment, Inc. was the lowest, responsive, responsible bidder to haul, transport, and dispose of broken concrete, and was selected in accordance with Federal procurement under 24 CFR, Part 85.36; and

WHEREAS, funding has been approved as part of the 1992 Comprehensive Grant Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director is authorized to execute a purchase order with Rogers Truck & Equipment, Inc. as the lowest, responsive, responsible bidder to haul, transport, and dispose of broken concrete for the Valencia Gardens Development, CAL 1-4, courtyard paving (Phase II) in the amount of $12,032.00.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

Commissioner Lee moved to adopt Resolution No. 4238 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4238 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 4239

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE OF LUMBER, SHEETROCK AND ASSOCIATED MATERIALS FROM SAN BRUNO LUMBER COMPANY, INCORPORATED IN AN AMOUNT NOT TO EXCEED $307,307.00

WHEREAS, the Authority solicited bids, in full and open competition, for the purchase and delivery of lumber, sheetrock and associated materials to be used throughout the agency; and

WHEREAS, quotations were received from San Bruno Lumber Company, Incorporated, Broadmoor Lumber, South City Lumber, Beronio Lumber and Plywood & Lumber Sales in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a purchase order should be made to San Bruno Lumber, Incorporated as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the 1993-1994 operating budget and the Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the purchase of lumber, sheetrock and associated materials from San Bruno Lumber Company, Incorporated in an amount not to exceed $307,307.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

Following discussion, Vice President Carpeneti moved to adopt Resolution No. 4239 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4239 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 4240

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE OF PHOTOELECTRIC SMOKE DETECTORS FOR STOCK FROM CENTENNIAL DISTRIBUTORS, INCORPORATED IN AN AMOUNT NOT TO EXCEED $51,200.00

WHEREAS, the Authority solicited bids, in full and open competition, for the purchase and delivery of photoelectric smoke detectors for stock to be used throughout the agency; and

WHEREAS, quotations were received from Centennial Distributors, Incorporated, Diversified Fire Products, Incorporated, City Electric Supply, Advanced Building Devices, and Pacific Auxiliary Fire Alarm in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the award of a purchase order should be made to Centennial Distributors, Incorporated as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the operating budget for Fiscal Year 1993-94;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the procurement of photoelectric smoke detectors from Centennial Distributors, Incorporated in an amount not to exceed $51,200.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

Discussion ensued wherein clarification was made concerning the different purposes for smoke detectors and fire extinguishers in the public housing developments. Commissioner Huggins

moved to adopt Resolution No. 4240 and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4240 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 4241

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MULTI-MEDIA TECHNOLOGY, INC., FOR THE INSTALLATION AND PAYMENT OF COMMISSIONS ON PAY TELEPHONES

WHEREAS, the San Francisco Housing Authority (SFHA) reviewed the status of pay telephones on its premises to determine if additional revenues could be generated therefrom for use by its resident organizations; and

WHEREAS, discussions were held with Pacific Bell which offered only moderate commission rates on pay phone telephone calls and less than satisfactory maintenance services; and

WHEREAS, proposals were subsequently solicited and received from Metrocomm, Multi-Media Technologies, Inc., Peoples Telephone Company, and TD Rowe Corporation; and

WHEREAS, upon review of the proposals by staff and the Public Housing Tenants Association (PHTA), it has been determined that Multi-Media Technologies, Inc., offered the most lucrative pay phone commission arrangement, as well as, the hiring and training of residents as part of the contract; and

WHEREAS, Multi-Media Technologies, Inc., a minority-owned business enterprise, offered the highest bonus for each site, and is willing and capable of issuing checks to the designated resident organizations at each site or to the PHTA if no resident organization is designated;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contract with Multi-Media Technologies, Inc., for the installation and maintenance of pay phones and payment of earned bonus checks and commission fees to the SFHA or designated resident organizations for a period not to exceed 60 months, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

After a brief discussion, Vice President Carpeneti moved to adopt Resolution No. 4241 and Commissioner Chuck seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4241 was UNANIMOUSLY ADOPTED.

At 5:30 p.m., Commission Huggins moved to suspend the Agenda to allow presentations by Kevin Marchman, Deputy Assistant Secretary for Public Housing , and Mirian Saez, Special Assistant to Assistant Secretary Joe Shuldiner , both from the HUD office in Washington, D.C.. Commissioner Chuck seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

The vote to suspend the Agenda was UNANIMOUS.

Mr. Floresca introduced Ms. Saez and Mr. Marchman who he announced would be visiting the Urban Revitatlization Demonstration (URD) sites in San Francisco and Oakland.

Mr. Marchman stated that he was pleased to be at the San Francisco Housing Authority on behalf of Secretary Cisneros and Assistant Secretary Shuldiner. He advised that staff at the HUD offices in Washington, D.C. was presently working on the URD (Hope VI) program. Mr. Marchman said that the responsibilities of his office included overseeing severely distressed and troubled housing, the Hope VI program, rent reform, violence in housing authority development, site neighborhood standards, and keeping site-based waiting lists. He said that he looked forward to receiving comments from the San Francisco Housing Authority and its residents during the process of forming this program.

Ms. Saez stated that the HUD administration was striving to be responsive to the initiatives which came from the various localities, as was evidenced by the Hope VI program which allows the local communities to assess their own needs.

Following the above speakers, President Meskunas resumed the Agenda of the April 28, 1994 meeting.

(i)

RESOLUTION NO. 4242

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH HUNTER'S VIEW RESIDENT MANAGEMENT CORPORATION, FOR A DRUG ELIMINATION PROGRAM MINI-GRANT DESIGNATED FOR A LIFE ENHANCEMENT PROGRAM, IN AN AMOUNT NOT TO EXCEED $10,000.00

WHEREAS, the Authority included proposals for resident initiated drug elimination programs in its 1993 Drug Elimination Program (DEP) grant application; and

WHEREAS, the Hunter's View Resident Management Corporation (RMC) submitted a proposal for the 1993 DEP grant, for a "Life Enhancement - A Positive State of Being" Program; and

WHEREAS, high levels of social violence exist in the community because of a lack of alternative support services; and

WHEREAS, the "Life Enhancement - A Positive State of Being" program will focus on conflict resolution, family communications, leadership training, home economics, personal hygiene, financial management, creative arts, self identity and personal expression; and

WHEREAS, the San Francisco Housing Authority would like to support the Hunter's View Resident Management Corporation in assuming management responsibility for program activities at their development; and

WHEREAS, funding for the services described herein are available as part of the 1993 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute an agreement with Hunter's View Resident Management Corporation to provide alternative Support Services for twenty youth at Hunter's View Housing Development in an amount not to exceed $10,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

Deborah Whittle stated that, due to an inadvertent error, the dollar amounts specified in the resolution and contract differed. In response to President Meskunas's query, Ms. Whittle agreed that the contract would have to be amended to resolution to specify $12,770.00.

Commissioner Chuck moved to amend the resolution to authorize an amount of $12,770.00 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

The motion to amend this resolution was UNANIMOUSLY ADOPTED.

Commissioner Redd moved to adopt Resolution No. 4142, as amended, and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4242 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 4243

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH HAYES VALLEY TENANTS ASSOCIATION (HVTA), FOR A DRUG ELIMINATION PROGRAM MINI-GRANT DESIGNATED FOR THE HAYES VALLEY WOMEN'S PEER SUPPORT PROGRAM, IN HAYES VALLEY DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $10,000.00

WHEREAS, the Authority included proposals for resident initiated drug elimination programs in its 1993 Drug Elimination Program (DEP) grant application; and

WHEREAS, the Hayes Valley Tenants Association submitted a proposal for the 1993 DEP grant, for a Women Peer Support Program and

WHEREAS, there are numerous problems and difficulties that exist for young mothers of the development due to a lack of opportunities; domestic violence, drug abuse; lack of parenting support and low self-esteem; and

WHEREAS, the Hayes Valley Women's Peer Support Program will provide drug prevention activities to support young mothers and their children; and

WHEREAS,the San Francisco Housing Authority would like to support the Hayes Valley Tenants' Association in assuming management responsibility for program activities at their development; and

WHEREAS, funding for the services described herein are available as part of the 1993 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute an agreement with Hayes Valley Tenants Association for a young mothers peer support program in an amount not to exceed $10,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

Hassinah Rahim, President of the Hayes Valley Tenants Association, stated that the association and the residents supported this resolution and urged its passage.

Commissioner Redd moved to adopt Resolution No. 4243 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4243 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 4244

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH ALEMANY RESIDENT MANAGEMENT CORPORATION(ARMC), FOR A DRUG ELIMINATION PROGRAM MINI-GRANT DESIGNATED FOR PARENTING CLASSES FOR TWENTY RESIDENTS OF ALEMANY DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $10,000.00

WHEREAS, the Authority included proposals for resident initiated drug elimination programs in its 1993 Drug Elimination Program (DEP) grant application; and

WHEREAS, the Alemany Resident Management Corporation submitted a proposal for the 1993 DEP grant, for Parenting classes for twenty residents of Alemany: and

WHEREAS, the family is a valuable resource in Public Housing and this project will focus on preserving and enhancing its stability: and

WHEREAS, the Parenting classes will provide workshops twice a week with childcare for the participants; and

WHEREAS,the San Francisco Housing Authority would like to support the Alemany Resident Management Corporation (ARMC) in assuming management responsibility for program activities at their development; and

WHEREAS, funding for the services described herein are available as part of the 1993 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute an agreement with the Alemany Resident Management Corporation to provide parenting classes and childcare at the Alemany Housing Development in an amount not to exceed $10,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

Tiki Hadley, President of the Alemany RMC, urged the Board of Commissioners to pass this resolution. She stated that three Alemany development residents would be employed in this program.

Vice President Carpeneti moved to adopt Resolution No. 4244 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4244 was UNANIMOUSLY ADOPTED.

(l) RESOLUTION NO. 4245

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH UJAMAA-WESTBROOK/HUNTER'S POINT A EAST RESIDENT MANAGEMENT CORPORATION (UJAMAA), FOR A DRUG ELIMINATION PROGRAM MINI-GRANT DESIGNATED FOR AN AFTER SCHOOL YOUTH TUTORIAL PROGRAM, IN AN AMOUNT NOT TO EXCEED $10,000.00

WHEREAS, the Authority included proposals for resident initiated drug elimination programs in its 1993 Drug Elimination Program (DEP) grant application; and

WHEREAS, the UJAMAA Resident Management Corporation (RMC) submitted a proposal for the 1993 DEP grant, for an after school tutorial program, called "Project Knowledge Learning Center; and

WHEREAS, there are numerous problems and difficulties that exist for the youth of the development due to high rate of school drop-outs, illiteracy, lack of opportunities, and underdeveloped skills; and

WHEREAS, the San Francisco Housing Authority would like to support the UJAMAA-Westbrook/Hunter's Point A East Resident Management Corporation (UJAMAA) in assuming management responsibility for program activities at their development; and

WHEREAS, the Project Knowledge Learning Center will provide academic assistance and drug prevention activities for children ages 6 to 12; and

WHEREAS, funding for the services described herein are available as part of the 1993 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute an agreement with UJAMAA for youth after school program services at the Westbrook/Hunter's Point A East Housing Development in an amount not to exceed $10,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

04/28/94
Date

Theresa Coleman, President of the Westbrook Tenants Association voiced the support of the residents of the Westbrook housing development for this resolution.

Commissioner Redd moved to adopt Resolution No. 4245 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner

Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4245 was UNANIMOUSLY ADOPTED.

(m)

RESOLUTION NO. 4246

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. TO ATTEND THE NATIONAL TENANTS ORGANIZATION CONFERENCE SCHEDULED FOR MAY 16 THROUGH MAY 18, 1994

WHEREAS, the National Tenant Organization (NTO) will hold a conference in Washington, D.C. on May 16 through May 18, 1994; and

WHEREAS, the format of the NTO Conference will entail a two day application preparatory workshop followed by the usual day of meetings with Senators and U.S. Representatives; and

WHEREAS, the Authority deems that the attendance of Commissioner Jan Allen, who is also a resident of public housing, is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Jan Allen be authorized to travel to Washington, D.C. for the purpose of attending the aforementioned conference.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This resolution shall take effect immediately.

Vice President Carpeneti moved to adopt Resolution No. 4246 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4246 was UNANIMOUSLY ADOPTED.

(n)

RESOLUTION NO. 4247

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO TRAVEL TO WASHINGTON, D.C. MAY 3 THROUGH MAY 5, 1994 TO MEET WITH REPRESENTATIVES OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO DISCUSS THE NATIONAL POLICY FOR SEARCHING PUBLIC HOUSING APARTMENTS AND THE 1994 LEGISLATIVE PACKAGE

WHEREAS, On May 3 through May 5, 1994 the Department of Housing and Urban Development (HUD) is meeting in Washington, D.C. for a Secretarial briefing on the National Policy for Searching Public Housing and the 1994 Legislative Package; and

WHEREAS, Felipe M. Floresca, Executive Director of the San Francisco Housing Authority will have the opportunity to discuss the aforementioned topics with the Executive Directors of 40 of the largest Housing Authorities in the United States; and

WHEREAS, this meeting will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the presence of Felipe M. Floresca at the HUD meeting is essential to the conduct of its operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Felipe M. Floresca be authorized to travel to Washington, D.C. for the purpose of attending the aforementioned meetings.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

Vice President Carpeneti moved to adopt Resolution No. 4247 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4247 was UNANIMOUSLY ADOPTED.

Vice President Carpeneti moved to adjourn to Executive Session and Commissioner Chuck seconded the motion. Commissioner Allen opposed the motion, stating that Item 12 would occur so late in the evening as to pose difficulties for seniors who wished to speak on non-Agenda matters. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: Jan Allen, Commissioner

President Meskunas adjourned the meeting to Executive Session at 5:55 p.m. and reconvened the Regular meeting at 7:18 p.m. Commissioner Chuck departed immediately following Executive Session.

President Meskunas reported that the Board of Commissioners had met in Executive Session pursuant to Government Code Section 94597 on personnel policy. She stated that the only discussion during that session had to do with evolving personnel policy and that no votes were taken.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Bessie Crockett, Valencia Gardens Development
Cora Washington, Plaza East Development
Reverend Willie Carter, Hunters View Development
Sylvester Brown, Community Representative
Ramona Bell, Hunters View Development

Ann M. Ingle, Hayes Valley So. Development
Waymond Nichols, Potrero Terrace Development
Nathaniel Burton, Potrero Terrace Development
Malik Rahim, Bernal Dwellings Development
Jeff Branner, Bernal Dwellings Development
Byran Branner, Bernal Dwellings Development
Margaret Verges, Citizen
Mahdi Muhammad, Citizen
Christine Neal, Alice Griffith Development
Nadir Bey, YBMB Security
Charles Walker, Builders Exchange

13. ADJOURNMENT:

There being no further business to come before the Board of Commissioners. Commissioner Lee moved that the April 28, 1994 meeting be adjourned at 9:25 p.m.. Commissioner Allen seconded the motion. The vote to adjourn the meeting of the Board of Commissioners was UNANIMOUS.

The next regular meeting has been scheduled for May 10, 1994.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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May 6, 1994

PUBLIC NOTICE

The next Regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, May 12 1994 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session, which is authorized under Government Code 54957, to discuss personnel matters, and reconvene thereafter.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MAY 12, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, May 12, 1994

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a)	Resolution	-	Commending John Davidson on the occasion of his retirement
(b)	Resolution	-	Commending Benjamin Santana on the occasion of his retirement
(c)	Resolution	-	Approving write-off of vacated tenant accounts receivable in the amount of $81,800.66 for the quarter ending March 31, 1994
(d)	Resolution	-	Authorizing the Executive Director to execute a purchase order for the purchase and delivery of door locks from R & H Wholesale Supply Incorporated in an amount not to exceed $30,600.00
(e)	Resolution	-	Approving the San Francisco Housing Authority to release funds from the Hope 1 Planning Grant to the Alemany Resident Management Council, Inc. for the Executive Director position for a period of six months and in an amount not to exceed $12,000.00
(f)	Resolution	-	Authorizing the Executive Director to enter into a contract with Oz Movers for moving services in an amount not to exceed $100,000.00
(g)	Resolution	-	Rescinding Resolution No. 3399 adopting a policy to prohibit investments with, or contracts with, or other specified uses of funds with persons, financial institutions and other businesses which maintain business relations with South African entities
(h)	Resolution	-	Authorizing the Executive Director to revise the scope of services and to provide funding to continue substance abuse treatment programs at Hayes Valley in an amount not to exceed $102,306.00
(i)	Resolution	-	Authorizing the Executive Director to enter into a contract with Angotti and Reilly for roofing and waterproofing at Development CAL 1-34, 200 Randolph in the amount of $198,435.00

12. EXECUTIVE SESSION:

An Executive Session will be held on Personnel Policy, pursuant to Government Code Section 94597.

The Executive Session will be held in the Executive Conference Room, 440 Turk Street, San Francisco, California.

13. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

14. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, May 12, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, May 12, 1994 at 4:14 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

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Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

A quorum was present.

ALSO PRESENT: Eugene Jones, Acting Executive Director
Geraldine Chavis, Legal Counsel

ABSENT: Reverend Harry Chuck, Commissioner
Larry K. Lee, Commissioner

2. APPROVAL OF AGENDA:

Commissioner Allen moved to amend the May 12, 1994 Agenda to include Resolution (j) and Commissioner Redd seconded the motion. The motion to amend today's Agenda was UNANIMOUSLY ADOPTED.

Commissioner Redd moved to approve the Agenda for May 12, 1994, as amended, and Commissioner Huggins seconded the motion.

The May 12, 1994 Agenda , as amended, was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

At the request of President Meskunas, Mr. Jones read into the record the results of the North Beach Tenants Association election as furnished by Mr. James Fields of the Human Rights Commission who monitored the election. The results were as follows:

"May 11, 1994

To Whom it May Concern:

My name is James F. Fields and I was contacted by the members of the Election Committee of the North Beach Public Housing Tenants Association to perform the services of Neutral Monitor for the election.

I arrived at the North Beach property at approximately 2:45 p.m. and I was greeted by a representative of the Election Committee. The election began promptly at 3:00 p.m. The election proceeded smoothly and at 8:00 p.m. the election was ended. The doors were closed and the ballots were counted.

A total of 76 votes were cast. Three (3) were voided. According to the election ballots, voters could vote for as many as eight (8) of eleven candidates on the ballot. Three (3) voters voted for more than eight (8) candidates and were ruled invalid by the Monitor.

The following is the results of the vote:

Cynthia Wiltz	41
Freeman Jones	44
Tiffany Sanders	36
Benita Grayson	35
Beverly Williams	35
Lorraine Bender	32
Daniel Scott	23
Nancy Morris	23
Denise Carr	23
Rick Hansen	15
Tina Cobb	11

For your information, I served as Monitor for the Valencia Gardens election which was held Wednesday, April 13, 1994. And, I have been requested to perform the services for Potrero Hill and Hunters View. Unfortunately, in those elections I have had scheduling conflicts.

Sincerely yours,

/s/ James F. Fields
James F. Fields"

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Tiki Hadley, Alemany Development
Georgia Willette, Alemany Development
James Ely, Alemany Development
Pamela Jackson, Alemany Development
Lester Clark, Alemany Development
Abdu Beshir, Alemany Development
Casiano G. Pantillo, Alemany Development
Antonio C. Pantillo, Alemany Development
Margaret Tapesa, Alemany Development
Karen Kon, Alemany Development
Hasinah Rahim, Hayes Valley Development
Paulette Spencer, Potrero Hill Development
Margaret Verges
Malik Rahim, Bernal Dwellings Development
Jeffrey Branner, Bernal Dwellings Development
Chester Meadows, Bernal Dwellings Development

4. APPROVAL OF MINUTES:

Commissioner Huggins moved to approve the minutes of the April 28, 1994 meeting and Commissioner Allen seconded the motion.

The minutes of the meeting held April 28, 1994 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Commissioner Huggins stated that the San Francisco Police Department had announced employment opportunities and was particularly interested in receiving applications from women and minority candidates. She distributed flyers regarding the Police Department's search for police officer candidates.

6. REPORT OF SECRETARY:

Mr. Jones stated that there was no report of Secretary for this meeting.

7. COMMITTEE REPORT:

President Meskunas advised that there had been no standing committee meetings since the April 28, 1994 meeting of the Board of Commissioners. She stated that the Health and Safety Committee, the Site and Design Committee and the Budget Committee would meet prior to the May 26, 1994 Commission meeting. President Meskunas said these Committee meetings would be publicly noticed and that they are open to the public.

Commissioner Huggins reported that the Resident Hiring Committee had met on Wednesday, May 11, 1994. The issues of screening potential development residents and

vested interest residents. Commissioner Huggins stated that it would be necessary to form RMC's in order to screen potential residents and it would be necessary to include the resident screening process as a part of the RMC's work plan. Commissioner Huggins stated that vested-interest residents were those persons who lived in the developments but were not included on the lease. She said that she had written to Kimi Gray at National Association of Resident Management Councils, Washington D.C. requesting information relating to pilot projects which had incorporated vested interest residents into public housing developments.

Commissioner Huggins said that the attendees at the Resident Hiring Committee meetings had also expressed concern that, while the Housing Authority had stressed that residency in public housing developments was required for employment in the field, no such emphasis had been placed on hiring public housing development residents for the administrative offices. She urged that more residents attend the Committee meetings to discuss this matter. Commissioner Huggins also invited the staff to attend the meeting at 10:00 a.m., Wednesday, May 18, 1994 to report on the Youth Summer Jobs Program.

Commissioner Huggins said that the Resident Hiring Committee was awaiting the Executive Director's review of the final resident hiring plan. She stated that she would report on the progress of this plan at the next Commission meeting and, hopefully, would be able to distribute copies of the plan.

Commissioner Huggins stated that there was new legislation regarding Comprehensive Grant Program funding which would permit Tenant Associations and Resident Management Corporations to use a portion of these funds establish revolving loans for resident-owned businesses. She distributed information regarding the use of Comprehensive Improvement Assistance Program (CIAP) and Comp Grant funds. Commissioner Huggins thanked Michael Kelly for his assistance in earmarking some of this year's Comp Grant funding for resident-owned businesses. Mr. Kelly stated that a meeting with city-wide residents had been held on March 11, 1994 to explain the Comprehensive Grants Program. He stated that he had distributed at that meeting and to the Commissioners copies of summary documents of the Comprehensive Grant Program Budget for the 1994 Comprehensive Grant Modernization and Physical Improvement as well as the five-year plan for physical management improvements. Mr. Kelly said that the Management Improvement Section of this document proposed allocation of $200,000 development of resident-owned business enterprises. He stated that there would be a public hearing on June 3rd and that he expected to submit a resolution to the Board of Commissioners requesting approval to submit this proposal to HUD. Commissioner Allen complimented Mr. Kelly on his clear, concise briefing to the city-wide residents.

8. REPORT OF COUNSEL:

Ms. Chavis stated that she had no new matters to report.

9. TENANT REPRESENTATIVE REPORT:

Tiki Hadley reported that the PHTA had officiated at the Alice Griffith Tenants Association election and the Potrero Hill RMC election. She introduced the newly-elected officers for Alice Griffith and Potrero Hill.. Ms. Hadley stated that both were legal elections.

Ms. Hadley, on behalf of the PHTA, stated that the Resident Hiring Committee meetings were interfering with the PHTA because the Resident Hiring Committee meetings were scheduled for the same time as the PHTA meetings - 10:00 a.m., Wednesdays, thereby forcing residents to choose between the two meetings. President Meskunas stated that, as this Committee had been established by the Executive Director, it would be necessary for him to determine whether the Resident Hiring Committee meeting time should be changed.

Ms. Hadley asked for an investigation into allegations that a Hunters View resident had been locked out of the Tenant Association offices, which prevented that person from attending the last five meetings.

Ms. Hadley stated that several of the Tenant Associations and the PHTA had conflicts which required resolution. She said that they had gone to the City-wide Boards to request conflict resolution. Ms. Hadley requested that the Housing Authority staff and the Board of Commissioners refrain from interfering with the Associations' business.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a)

COMMENDING JOHN DAVIDSON
ON THE
OCCASION OF HIS RETIREMENT

Mr. Jones stated that, at the request of the honoree, he was withdrawing Resolution (a) from consideration by the Board of Commissioners until the May 26, 1994 meeting, at which time Mr. Floresca would be in attendance for the presentation.

(b)

COMMENDING BENJAMIN SANTANA
ON THE
OCCASION OF HIS RETIREMENT

Mr. Jones stated that, at the request of the honoree, he was withdrawing Resolution (a) from consideration by the Board of Commissioners until the May 26, 1994 meeting, at which time Mr. Floresca would be in attendance for the presentation.

(c) RESOLUTION NO. 4248

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $81,800.66 FOR THE QUARTER ENDING MARCH 31, 1994

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1 details procedures relative to the write-off of Tenant Accounts Receivable and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by the Board of Commissioners; and

WHEREAS, the Board of Commissioners is authorized by Resolution No. 2784, dated February 27, 1986, to write-off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the fourth quarter of Fiscal Year 1993-1994 Debit Balances of $81,800.66.

APPROVED AS TO FORM:

Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/12/94
Date

During discussion on this resolution, Commissioner Huggins expressed concern regarding the amount of tenant accounts receivables which had been written off quarterly and inquired as to what measures could be taken to reduce these amounts. Mr. Jones stated that the amounts written off in the last two quarters had been drastically reduced. He said that two Rent Assistants had been employed to assist the Rent Collection Manager who has been very innovative in reducing delinquent rents. Mr. Jones said that the Authority was also attempting to work with residents to resolve their difficulties with rent payments and to encourage timely payment of rent. Commissioner Carpeneti moved to adopt Resolution No. 4248 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: Jan Allen, Commissioner

ABSENT: Reverend Harry Chuck, Commissioner
Larry K. Lee, Commissioner

Resolution No. 4248 was ADOPTED.

(d) RESOLUTION NO. 4249

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE AND DELIVERY OF DOOR LOCKS FROM R & H WHOLESALE SUPPLY, INCORPORATED IN AN AMOUNT NOT TO EXCEED $30,600.00

WHEREAS, the Authority solicited quotations, in full and open competition, for the purchase and delivery of door locks for use throughout the agency; and

WHEREAS, quotations were received from R & H Wholesale Supply, Incorporated, Wilco Supply, Clarke Security Products, Elegant Hardware, City Lumber and Hardware, Inc., and Advanced Building Devices in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a purchase order should be made to R & H Wholesale Supply, Incorporated as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the operating budget for Fiscal Year 1993-94;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the purchase and delivery of door locks in an amount not to exceed $30,600.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/12/94
Date

Commissioner Carpeneti moved to adopt Resolution No. 4249 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Reverend Harry Chuck, Commissioner Larry K. Lee, Commissioner

Resolution No. 4249 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 4250

RESOLUTION APPROVING THE SAN FRANCISCO HOUSING AUTHORITY TO RELEASE FUNDS FROM THE HOPE 1 PLANNING GRANT TO THE ALEMANY RESIDENT MANAGEMENT COUNCIL, INC. FOR THE EXECUTIVE DIRECTOR POSITION FOR A PERIOD OF SIX MONTHS AND IN AN AMOUNT NOT TO EXCEED $12,000.00

WHEREAS, the San Francisco Housing Authority wishes to promote resident management opportunities for the residents who reside in our developments; and

WHEREAS, the San Francisco Housing Authority is the lead applicant and Alemany Resident Management Council, Inc. (ARMC) is the co-recipient for the HOPE 1 Planning Grant; and

WHEREAS, the HOPE 1 Planning Grant has provisions to hire a resident to be the Executive Director of the Alemany Resident Management Council, Inc., which is also part of the ARMC's overall plan for resident management at Alemany; and

WHEREAS, the Alemany Resident Management Council, Inc. notified all residents and posted a job description throughout the development explaining the Executive Director position and the opportunity to be interviewed and to be hired for the position, using job opening notification practices similar to those of the SFHA; and

WHEREAS, the Alemany Resident Management Council, Inc. Board Members and the Alemany Building Captains, by majority vote, selected Ms. Tiki Hadley to be the Executive Director.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to release funds for the Executive Director position for the Alemany Resident Management Council, Inc.

2. The ARMC Board Members and the Alemany Building Captains followed proper job notification practices and selected Ms. Hadley.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/12/94
Date

Several of the residents expressed their appreciation for the hard work which had been done on their behalf by Tiki Hadley and urged approval of this resolution. President Meskunas stated that Tiki Hadley had worked very hard over the past four years that she had known her. President Meskunas said that she was glad that the grant funding provided a means to give Ms. hadley a salary for the hard work that she has done.

Commissioner Redd moved to adopt Resolution No. No. 4250 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Reverend Harry Chuck, Commissioner Larry K. Lee, Commissioner

Resolution No. 4250 was UNANIMOUSLY ADOPTED. President Meskunas and the Board of Commissioners congratulated Ms. Hadley.

(f) RESOLUTION NO. 4251

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH OZ MOVERS FOR MOVING SERVICES IN AN AMOUNT NOT TO EXCEED $100,000.00

WHEREAS, the San Francisco Housing Authority conducted a solicitation for moving and storage services in full and open competition per Request for Proposals number 014-94; and

WHEREAS, proposals were submitted by Double Day Office Services, Inc., Oz Movers, Rainbow's End, and Saagan Moving & Storage Co., Inc. in a timely and acceptable manner; and

WHEREAS, a review panel consisting of staff and residents evaluated each proposal in accordance with the criteria published in the solicitation and found that Oz Movers, a minority-owned business enterprise, could provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, Oz Movers has agreed to award subcontracts to resident-owned moving companies once they are licensed by the PUC, and the SFHA will conduct a separate solicitation for resident-owned businesses to provide moving services as well; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority should award a contract to Oz Movers; and

WHEREAS, funding for the services described herein is available from Comprehensive Improvement Assistance Program (CIAP) grants, Comprehensive Grant Program (CGP) funds, Section 8 fees, the Authority's operating budget, and an Urban Revitalization Demonstration (URD) grant which is subject to allocation of funds expected from HUD in the near future;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a nonexclusive contract with Oz Movers for moving and storage services in an amount not to exceed $100,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/12/94
Date

Malik Rahim advised the Board of Commissioners that no arrangement had been reached with Oz Movers because of disagreement over the terms of the contract. He said Invest Movers did not feel that the Housing Authority had acted in good faith with them inasmuch as the Authority had not informed Invest Movers that the Oz Movers contract was not an exclusive one. Mr. Rahim said further that he had since learned that Invest could apply for a separate contract.

A discussion ensued wherein Commissioner Allen moved to table this resolution so that the Invest Moving group could be included in the contractual process. There was no second. Mr. Jones stated that the Executive Director and the Housing Authority staff were still actively involved in assisting in the empowerment of resident-owned moving companies toward participating in Authority moving contracts. He stated that this resolution was necessary to continue moving operations. Commissioner Huggins recommended that the Authority monitor this resolution to determine how many resident business would become facilitated through funds made available through this resolution. In response to President Meskunas' query, Mr. Jones affirmed that the remaining $500,000 would have to be put out to bid again because this resolution was a replacement for the resolution which was originally presented to the Board of Commissioners and which was subsequently tabled.

Commissioner Carpeneti moved to adopt Resolution No. 4251 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	Jan Allen, Commissioner
ABSENT:	Reverend Harry Chuck, Commissioner Larry K. Lee, Commissioner

Resolution No. 4251 was ADOPTED.

(g) RESOLUTION NO. 4252

RESOLUTION RESCINDING RESOLUTION NO. 3399 ADOPTING A POLICY TO PROHIBIT INVESTMENTS WITH, OR CONTRACTS WITH, OR OTHER SPECIFIED USES OF FUNDS WITH PERSONS, FINANCIAL INSTITUTIONS AND OTHER BUSINESSES WHICH MAINTAIN BUSINESS RELATIONS WITH SOUTH AFRICAN ENTITIES

WHEREAS, the San Francisco Housing Authority Commission did adopt a resolution prohibiting doing business with firms that have ties to South African entities pursuant to Resolution No. 3399 adopted on December 14, 1989; and

WHEREAS, the Legal Counsel for the Department of Housing and Urban Development (HUD) Region IX Office did submit a written ruling stating that said policy was in violation of Federal procurement regulations; and

WHEREAS, the conditions motivating the Commission to adopt the aforementioned policy resolution have been eliminated; and

WHEREAS, in support of the current democratic processes in place in South Africa, and to affirm the San Francisco Housing Authority's support of said processes, and to comply with the directives of HUD, the Commission should rescind the previously adopted resolution prohibiting doing business with South African related entities;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby rescinds Resolution No. 3399.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/12/94
Date

In response to inquiry by the Board of Commissioners as to why this resolution was brought before it, Mr. Jones related that the Authority had been notified by a letter from HUD dated December 28, 1992 that the Department had determined that the procurement policy set forth in SFHA Resolution No. 3399 was inconsistent with the full and open competition requirements for PHA procurement; therefore, the Department could not approve the SFHA policy. He stated that the purpose of this resolution was to rescind the SFHA policy.

Commissioner Carpeneti moved to adopt Resolution No. 4252 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

ABSENT: Reverend Harry Chuck, Commissioner
Larry K. Lee, Commissioner

Resolution No. 4252 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 4253

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE SCOPE OF SERVICES AND TO PROVIDE FUNDING TO CONTINUE SUBSTANCE ABUSE TREATMENT PROGRAMS AT HAYES VALLEY IN AN AMOUNT NOT TO EXCEED $102,306.00

WHEREAS, the Authority entered into a contract agreement with the Haight Ashbury Free Clinics, Inc. on February 16, to provide substance abuse treatment services at Hayes Valley; and

WHEREAS, the Authority wishes to implement a residential treatment model at Hayes Valley in place of the original plan to implement an aftercare program at this site; and

WHEREAS, the Authority will provide up to nine units at Hayes Valley to provide substance abuse treatment services for six families; and

WHEREAS, additional funds are requested to continue substance abuse treatment services for a period not to exceed December 31, 1994; and

WHEREAS, the Authority shall work together with the Haight Ashbury Free Clinics, Inc. to seek outside funding to insure the continuation of funding for this program thereafter; and

WHEREAS, the continuation of this program is essential to establishing drug recovery treatment services in public housing; and

WHEREAS, funding for the services described herein is provided for in the 1992 Drug Elimination Program (PHDEP) grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract amendment with Haight Ashbury Free Clinics, Inc. to provide funding for substance abuse treatment services in an amount not to exceed $102,306.00, for a period not to exceed December 31, 1994, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/12/94
Date

Commissioner Carpeneti moved to adopt Resolution No. 4253 and Commissioner Huggins seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Reverend Harry Chuck, Commissioner Larry K. Lee, Commissioner

Resolution No. 4253 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 4254

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ANGOTTI AND REILLY FOR ROOFING AND WATERPROOFING AT DEVELOPMENT CAL 1-34, 200 RANDOLPH IN THE AMOUNT OF $198,435.00.

WHEREAS, on March 1, 1994, the Authority advertised for bids for the Roofing and Waterproofing at CAL 1-34, 200 Randolph housing development; and

WHEREAS, on April 6, 1994, four (4) bids were received as follows:

Bidders	**Bid Amount**
1. Angotti & Reilly	$198,435.00
2. Bay Construction	$205,999.00
3. Western Roofing Service	$305,838.00
4. Wedge Roofing	$330,978.00

WHEREAS, the Authority has evaluated the low bid and determined that Angotti and Reilly is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the Comprehensive Grant 1993;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Angotti and Reilly in the amount of $198,435.00

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/12/94
Date

A discussion ensued during which Commissioner Huggins expressed concern that the contractor and subcontractor had declared that they were signatories to approved JAVC apprenticeship programs but that, in the past, these statements did not appear accurate. Mr. Jones stated that funds were to be set aside from this resolution to develop a work plan to provide four or five painters to perform the waterproofing at this development. President Meskunas requested that, in the future, clarifying information should be provided to the Board of Commissioners along with the resolution, which would preclude some of the questions asked at the meetings.

Commissioner Carpeneti moved to adopt Resolution No. 4254 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	None
ABSENT:	Reverend Harry Chuck, Commissioner Larry K. Lee, Commissioner

Resolution No. 4254 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 4255

RESOLUTION RATIFYING EXECUTIVE DIRECTOR TRAVEL TO WASHINGTON, D.C. MAY 12, 1994 TO MEET WITH REPRESENTATIVES OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE U.S. SENATE FOR THE PURPOSE OF EXECUTING THE URBAN REVITALIZATION DEMONSTRATION (URD) GRANT AGREEMENT

WHEREAS, On May 12, 1994 the Department of Housing and Urban Development (HUD) is meeting in Washington, D.C. to execute the Urban Revitalization Demonstration (URD) Grant Agreement; and

WHEREAS, Felipe M. Floresca, Executive Director of the San Francisco Housing Authority has been invited to represent the Housing Authority and make a presentation before the Senate Subcommittee on HUD appropriations; and

WHEREAS, the Authority deems that the presence of Felipe M. Floresca at the HUD meeting and NAHRO Conference is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The attendance of Mr. Floresca, Executive Director, at the aforementioned meeting is hereby ratified.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/12/94
Date

Commissioner Huggins moved to adopt Resolution No. 4255 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner

Karen Huggins, Commissioner
Hadie Redd, Commissioner

NAYS: None

ABSENT: Reverend Harry Chuck, Commissioner
Larry K. Lee, Commissioner

Resolution No. 4255 was UNANIMOUSLY ADOPTED.

12: EXECUTIVE SESSION:

President Meskunas adjourned the Board of Commissioners to Executive Session at 5:40 p.m. to discuss personnel matters pursuant to Government Code Section 94597. She stated that the personnel matters to be discussed related to the employment and evaluation factors for the position of Executive Director. President Meskunas made this announcement in accordance with changes to the Brown Act which the Board of Commissioners were not aware of at the time of the Public Notice.

13. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

President Meskunas reconvened the Regular meeting of the Housing Authority Board of Commissioners at 7:14 p.m.. She reported that no action had been taken at today's Executive Session.

Commissioner Carpeneti excused himself from the Commission meeting at 7:14 p.m.

14. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Jewel Green, Hunters View Development
Bessie Crockett, Valencia Gardens Development
Janice Lamb, North Beach Development
Sherry Turner, North Beach Development
Cheryl Chapman, North Beach Development
Osteen Nenel, Plaza East Development
Duane Breaux, Alice Griffith Development
Paul Jones, Alice Griffith Development
Odell Avery, Alice Griffith Development
Rhonda Jones, Alice Griffith Development
Malik Rahim, Bernal Dwellings Development
Chester Meadows, Bernal Dwellings Development
Jeffrey Branner, Bernal Dwellings Development

13. ADJOURNMENT:

There being no further business to come before the Commission, Commissioner Allen moved that the meeting be adjourned and Commissioner Huggins seconded the motion. The meeting was adjourned at 8:35 p.m. The motion was UNANIMOUSLY ADOPTED.

The next Regular meeting has been scheduled for May 26, 1994.

Barbara R. Meskunas
President

Eugene Jones
Acting Secretary and Acting Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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May 20, 1994

PUBLIC NOTICE

The Annual Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, May 26, 1994 at 440 Turk Street, San Francisco, California.

Immediately following the Annual Meeting, at approximately 4:15 p.m., the regularly scheduled meeting of the Commission of the Housing Authority will commence.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

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5/26/94

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MAY 26, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, May 26, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

None.

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11. NEW BUSINESS:

(a)	Resolution	-	Commending John Davidson on the occasion of his retirement
(b)	Resolution	-	Commending Benjamin Santana on the occasion of his retirement
(c)	Resolution	-	Approving revisions to San Francisco Housing Authority Personnel Policies and Procedures to enhance the authority of the Executive Director with respect to personnel matters
(d)	Resolution	-	Memorandum of Agreement with Hunters' View Resident Management Council laundry facility: this Resolution was pulled for further review by residents and is scheduled to be on the June 9 Agenda
(e)	Resolution	-	Authorizing the Executive Director to expend an amount not to exceed $142,240.71 for continuation of police services pursuant to a Memorandum of Understanding with the San Francisco Police Department
(f)	Resolution	-	Authorizing the Executive Director to extend the personal services contract with Milton F. Reiterman for a period not to exceed two years
(g)	Resolution	-	Authorizing the Executive Director to enter into a contract with Atlas Elevator Company for the modernization of elevators at Development CAL 1-41, 430/440 Turk Street in the amount of $51,000.00
(h)	Resolution	-	Authorizing the Executive Director to execute a purchase order for San Bruno Lumber Company, Inc. for the purchase of lumber and building materials for stucco and exterior repair at Development CAL 1-34, 4101 Noriega, in the amount of $10,823.96

12. EXECUTIVE SESSION:

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

The Executive Session will be held in the Executive Conference Room, 440 Turk Street, San Francisco, California.

13. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

14. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Annual Meeting Held:
Thursday, May 26, 1994

440 Turk Street
San Francisco, CA 94102

The Annual Meeting of the Housing Authority of the City and County of San Francisco was held at 440 Turk Street, San Francisco, California on Thursday, May 26, 1994 at 4:20 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT:
Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Secretary
Debrenia Madison, Assistant Legal Counsel

2. ELECTION OF OFFICERS:

Vice President Carpeneti announced that the next order of business was the election of the President of the San Francisco Housing Authority Board of Commissioners for the ensuing year. Commissioner Redd moved that President Meskunas be nominated for the term of office of President for the ensuing year. Commissioner Chuck seconded the motion. Commissioner Allen moved that Commissioner Huggins be nominated for the term of office of President for the ensuing year. Commissioner Redd moved that the nominations be closed and Commissioner Chuck seconded the motion. The motion was unanimously adopted. Mr. Floresca called the roll and President Meskunas was elected as President. The vote was:

AYES:
Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Karen Huggins, Commissioner

Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: Jan Allen, Commissioner

Commissioner Allen stated that she was qualifying her vote although she wished it to stand. She said that at no time since she had been with the Authority had she seen a Commissioner whose term had expired be allowed to continue as a Commissioner. Commissioner Allen stated that she did not feel Commissioner Chuck should continue as a sitting Commissioner until he had been sworn in for reappointment to the Board of Commissioners. Vice President Carpeneti responded that it was his understanding that, although Commissioner Chuck's term had ended, there was a holdover period and that a Commissioner would remain on the Board with all the powers of a Commissioner unless and until the Mayor appointed another Commissioner, which had not happened yet. Commissioner Redd moved that Vice President Carpeneti be nominated for the office of Vice President for the ensuing year and Commissioner Lee seconded the motion. Commissioner Chuck moved to close the nominations for Vice President and Commissioner Redd seconded the motion. The motion to close the nominations was unanimously approved. The roll was called and Vice President Carpeneti was unanimously elected to the office of Vice President.

3. ADJOURNMENT:

There being no further business to come before the Commission, at its Annual Meeting, Commissioner Lee moved that the meeting be adjourned and Commissioner Redd seconded the motion. The Annual Meeting of May 26, 1994 adjourned at 4:35 p.m.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, May 26, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, May 26, 1994 at 4:35 p.m.

The meeting was called to order by President Meskunas

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Secretary
Debrenia Madison, Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Huggins moved to approve the Agenda for May 26, 1994 and Commissioner Redd seconded the motion.

The Agenda of May 26, 1994, as amended, was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Rosalina Carter, Hunters View
Randall Evans, Painter
Peter Byrne
Margaret Verges
Bob Hughes, Painters Union
Louise Vaughn, Geneva Towers

4. APPROVAL OF MINUTES:

Commissioner Huggins moved to approve the minutes of the May 12, 1994 meeting and Commissioner Lee seconded the motion.

The minutes of the meeting held May 12, 1994 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

President Meskunas read the following letter from the Mayor of San Francisco:

"May 24, 1994

Ms. Barbara Meskunas, President
Housing Authority Commission
440 Turk Street
San Francisco, CA 94102

Dear President Meskunas:

I enclose a copy of a letter I sent to Justice Harry Low of the Police Commission regarding recent articles related to security plans for public housing.

I was concerned that a lack of communication between the Police Department and the Housing Authority may lead to misconceptions among residents, thereby hampering your attempts to form a public safety policy.

Thank you for your time and attention.

Sincerely,

/s/Frank M. Jordan
Mayor"

President Meskunas also read into the record the letter to Justice Harry Low which was enclosed with the above quoted letter from Mayor Jordan:

"May 24, 1994

Honorable Harry Low, President
Police Commission
Hall of Justice
850 Bryant Street
San Francisco, CA 94103

Dear Justice Low:

I write with regard to articles published in last Friday's daily newspapers stating, among other things, that it is your Department's intention to implement a plan to allow police officers to enter the homes of public housing residents without warrants. Presently, I do not support such a policy nor, to my knowledge, does the San Francisco Housing Authority Commission.

I am confident that your Department is aware of the dialogue which the San Francisco Housing Authority is currently facilitating with public housing residents, other City Departments and the San Francisco Police Department, to develop a public safety policy.

Unfortunately, as a result of Friday's articles, the public may have been led to believe that it is your Department's intention to move forward with more drastic solutions. I am concerned that this misperception may hamper the ability of the Housing Authority to continue the dialogue which will produce a public safety policy that will be supported by residents of public housing.

In the future, when the Police Department is conducting press briefings regarding Housing Authority matters, San Francisco Housing Authority staff should be contacted in advance in order that they may attend such briefings and coordinate efforts.

Thank you for your time and attention.

Sincerely,

/s/Frank M. Jordan
Mayor"

Vice President Carpeneti stated that he was mindful that the Board of Commissioners' number one priority was resident empowerment and also mindful that one of the things that kept some public housing residents from being able to get jobs or start companies was, in some cases, felony convictions. He said that he had spoke to Jeff Brown, the San Francisco Public Defender, and asked if Mr. Brown would set up a program whereby residents of public housing could contact his office and take steps to have their records expunged for the purpose of omitting such felonies from job applications. Vice President Carpeneti stated that Mr. Brown had given him the telephone number and the name of

the person to contact in the Public Defender's Office in this regard. This information will be furnished to Mr. Floresca.

Vice President Carpeneti stated that, as a result of allegations concerning the effectiveness of the Haight Ashbury Free Clinics performance of its contract with the Family Hope Center at Hunters' View, he, Commissioner Redd and John Shanley had agreed to investigate the facility. Vice President Carpeneti reported that on April 8, 1994 he, Commissioner Redd, and John Shanley had investigated the Hunters' View Family Hope Center at the request of President Meskunas. Vice President Carpeneti stated that they had examined the facilities which appeared to be warm, clean and well run. He said that they had spoken with the day-to-day Director of the Family Hope Center and with some of the residents of the Center. Vice President Carpeneti stated that he and Commissioner Redd had been told by some of the residents that some residents did not want to speak with them in public because members of the Haight Ashbury Free Clinic staff were there. He said that he had sent a listing which Reverend Carter had given himself, Commissioner Redd and John Shanley of the manner in which Reverend Carter alleged the contract was breached to the Housing Authority Legal Department. Vice President Carpeneti stated that the Legal Department had reported that, with the evidence available to them, there was no indication of breach of contract. He stated further that the Legal Department indicated that the contract does provide that the Housing Authority will evaluate the effectiveness of this program through the use of a third-party evaluator. Vice President Carpeneti stated that a report had been given to the members of the Board of Commissioners. He requested that a public notice be sent stating that this matter would be on the Agenda for the June 9, 1994 meeting. President Meskunas requested that copies of the report prepared by Vice President Carpeneti and Commissioner Redd be furnished in the Commission packets. Vice President Carpeneti stated that copies of the legal report would also be furnished.

Commissioner Huggins stated that she had spoken with Reverend Carter, President of the Hunters' View RMC, who made it very clear to her that although an investigation of the Family Hope Center Clinic had been in progress the Haight Ashbury Free Clinic had continued to hire employees and conduct business as if there was no investigation. She stated that the RMC should be looked at and adhered to as being the legal representative of Hunters' View inasmuch as it was the RMC which elicited support and gained the appropriate funding the Authority to get the support of the service provider (Haight Ashbury). Commissioner Huggins felt that if the RMC was not listed to it would be an unjust service to them. She reiterated that the RMC had stressed that they did not want this particular service provider. Commissioner Huggins said that she was in total support of the Hope House and of drug rehabilitation, but that she was not in support of a drug rehabilitation center which kept residents imprisoned in some manner. She requested further investigation of the matter and cease any employment by the Haight Ashbury Free Clinic until the RMC is satisfied or an RFP is submitted for the service provider which the Hunters' View would prefer to have. President Meskunas responded that, along with the investigative and legal reports, there was now time to investigate alternatives or staff recommendations.

Commissioner Allen stated that she had recently returned from a national tenant organization meeting in Washington, D.C. at which Senator Kohler, Democrat of Wisconsin had given a report on youth crime, guns in public housing developments as well as other pertinent information. Commissioner Allen said she gave the report to Mr. Floresca for his information.

Commissioner Huggins stated that there would be a public workshop on the Bayview Hunters' Point Naval Shipyard Land Use Plan at 6:00 p.m. on Thursday, June 2, 1994 at Southeast Facility College, 1800 Oakdale Avenue. She said that this workshop was being conducted by the San Francisco Redevelopment Agency and she urged resident attendance.

President Meskunas stated that the Board of Commissioners was now prepared to conduct Commission meetings at the various public housing developments. The first meeting will be on site at the Rosa Parks development on Thursday, June 9, 1994.

6. REPORT OF SECRETARY:

Mr. Floresca reported on the progress of the Housing Authority reorganization. He stated that at no time had he made comments in support of warrantless searches. Mr. Floresca said that at a recent White House briefing he had definitively stated that warrantless searches would be a step backwards in terms of civil rights. He stated that the Authority was working aggressively on a vested interest policy statement in cooperation with HUD. Mr. Floresca stressed the importance of working with the leadership of resident organizations in order to achieve desired goals. He stated that HUD had provided the San Francisco Housing Authority, and 30 other housing authorities, with approval to start planning to allocate funds for the Urban Revitalization Demonstration ($50 million for Bernal Dwellings and Plaza East developments). Mr. Floresca said that the total URD plan would be reexamined but that demolition of the present two high rises would be required under the URD plan. He stated that, until it was very clear to the public housing residents how temporary relocation would work and how the residents' new apartments would work, the URD program would not move forward.

Mr. Floresca stated that by July 1, 1994 the Housing Authority would complete 90 days of transition and would proceed with a newly-reorganized staff. He urged passage of Resolution (c) so that he would have the same right to hire and fire personnel as other Housing Authority Executive Directors.

Mr. Floresca expressed his appreciation to the residents who had attended and participated in the Community Policing Task Force. He commended them for giving him the benefit of the doubt with regards to his being against warrantless searches and stated that he needed their support. Mr. Floresca stated that on Tuesday, May 24, 1994 the Police Department had submitted a community policing plan and copies had been provided to those residents who attended that meeting. He said that the Community Policing Task

Force would meet again on Tuesday, May 31, 1994 concerning how the residents wanted the Police to be deployed in public housing developments. Mr. Floresca stated that approximately 20 proposals had been received and would be reviewed within the next two weeks to assure that they address community policing, job development and education.

Mr. Floresca stated that the Authority was awaiting HUD approval of the rent ceiling plan and he hoped to have it implemented by July 1, 1994.

Mr. Floresca said that the Housing Authority would be embarking on a summer youth employment program which be utilizing 300 to 400 public housing young people 25 years of age and younger. He stated that the Authority would be working with the Private Industry Council, the Unified School District, and the Mayor's Office on Community Development.

Mr. Floresca stated that time and resources would be dedicated in an attempt to reprogram Authority nonmodernization funds - such as monies in drug elimination and other programs which did not really address the problems for which they were intended. He expressed the desire that Agencies match Authority funds to amplify programs such as the San Francisco League of Urban Gardens project at Alemany.

Mr. Floresca said that the Authority would recruit and hire 25 residents to become parttime Housing Authority employees who would become empowerment coordinators. They would organize community policing, economic development, jobs, education and other concerns development by development. He stated that the monies to fund these positions would come from the jobs eliminated and to be eliminated through the previous Office of Resident Services. Mr. Floresca felt it was very important that the residents voice their concerns and needs to provide insight to the Authority staff. He stated that the staff and residents would be trained together to understand rent ceilings, vested interest, Section III (resident-owned businesses).

Mr. Floresca stated that the Authority would enter into a new Memorandum of Understanding with the Public Housing Tenant Associations and Citywide Seniors to work together more effectively.

Mr. Floresca also stated that every department and office at the Housing Authority would have monthly performance targets for which they would be accountable.

He stated that there was one more month of transition to occur and that, when he reported to the residents at that time, all of the above items would be working for the betterment of residents. Mr. Floresca said that a core staff of Authority personnel had worked many hours to make these matters happen.

Mr. Floresca noted that he was meeting with some resistance to his reorganization efforts.

Commissioner Allen congratulated Mr. Floresca one of the best presentations she had heard. In response to Commissioner Allen's inquiry, Mr. Floresca responded that there was no way out of using police services but that we could make them accountable.

7. COMMITTEE REPORT:

Vice President Carpeneti reported that the Site and Design Committee had met today at 2:30 p.m. This was the first such committee meeting open to the public under the new Brown Act. He stated that the next meeting of the Site and Design Committee would be at 2:30 p.m., Thursday, June 23, 1994 in the Commission Room.

Vice President Carpeneti said that Barbara Smith, Director of Policy and Development and Michael Kelly, Director of Policy, Design and Modernization, presented updates on the URD sites - Bernal Dwellings and Plaza East developments. He said these URD sites are expected to be completed in June 1997 and are expected to accommodate at least the same number of residents.

With regard to the Hayes Valley development, Vice President Carpeneti stated that demolition was scheduled to begin by September 1995, with the anticipated construction completion date of April 1997.

Vice President Carpeneti said that, during the Site and Design Committee meting, an update was also given on the Comp Grant process. He announced that a public hearing would be held at the State Building (455 Golden Gate, Room 1194) at 6:00 p.m., June 3, 1994 on the intended use of the Comprehensive Grant Program funding over the next five years. He said that this program would provide funding for the physical and management improvements for Authority properties. The public is invited to that hearing and encouraged to attend. Vice President Carpeneti advised that the Comprehensive Grant Program would replace the CIAP Program. He said that the funding was anticipated to be $21,759,000.00 for next year.

In response to Commissioner Huggins' inquiry regarding a one-for-one replacement of Bernal Dwelling and Plaza East apartments, Barbara Smith stated that there would be one-for-one housing units; some of them would be offsite. Commissioner Huggins stressed that the residents should be made aware that this one-for-one replacement would include scattered site housing for some Bernal Dwellings and Plaza East residents. Ms. Smith stated that meetings would be continued with residents to keep them apprised during the URD process.

Commissioner Huggins read the following release from Mayor Jordan, which Mr. Floresca distributed at a Resident Hiring Committee meeting:

"SAN FRANCISCO SELECTED AS A SITE IN HUD'S NEW TECHNICAL ASSISTANCE PROGRAM

Mayor Frank Jordan and San Francisco Housing Authority Executive Director Felipe Floresca have announced that San Francisco has been chosen to participate in the Housing and Urban Development's new Section 3 Technical Assistance Program.

The new HUD program is designed to link low income people with jobs associated with HUD-assisted projects.

'I am delighted that San Francisco will be afforded the opportunity to take part in such an exciting program,' said Jordan. 'The technical assistance we receive from HUD will result in creating more jobs for low income San Franciscans.'

Section 3 requires that, to the greatest extent feasible, jobs and economic opportunities generated by HUD assistance are directed to lower income residents and businesses that provide economic opportunities to low income residents....."

Commissioner Huggins stated that copies of this release would be distributed.

Commissioner Huggins said that the next Resident Hiring Committee was scheduled for Wednesday, June 1, 1994. She stated that the meeting time for this committee had been changed to 11:00 a.m. to accommodate those residents who wanted to also attend the PHTA meetings which were held at 10:00 a.m. on the same dates. Commissioner Huggins announced that the Resident Hiring Committee would be meeting at various locations. She stated that the sites of the meetings would be posted at the front desk and that information could also be obtained by calling the Housing Authority at 554-1200. Commissioner Huggins said that the Resident Hiring Committee meetings were open to the public in accordance with the Brown Act.

President Meskunas adjourned the Board of Commissioners meeting at 5:38 p.m. to allow the sound system to be checked and repaired, if necessary. The meeting was reconvened at 6:05 p.m.

Commissioner Huggins said that, during the May 25, 1994 meeting of the Resident Hiring Committee, Randall Evans had given an update on the paint program which was progressing very well. She commended Milt Reiterman, Chief Labor Negotiator/Labor Relations, and Brandy Moore, Affirmative Action Officer, for their work on the paint program, with a special thanks to Mr. Reiterman for getting some paint jobs set aside for the training of public housing residents. Commissioner also expressed her gratitude to Walter Patrick, Director of Human Resources, and Derrald Etheley, Director of the Office of Resident Initiatives, who had worked very closely with the Resident Hiring Program and the paint program.

Commissioner Huggins stated that the Resident Hiring Committee would be mailing a survey to all public housing residents. She said the purpose of these surveys was to determine what skills are available from residents of public housing. Commissioner Huggins urged the completion and return of these surveys in their self-addressed, stamped envelopes.

Commissioner Huggins said that the Resident Hiring Program draft had been completed and would be distributed to the residents before being submitted the Board of Commissioners. She stated that the Resident Hiring Committee had also received a copy of "Talking Point - Affirmative Action" from Mr. Moore and copies would be distributed to residents.

In response to Commissioner Allen's query, President Meskunas again requested that the Finance Committee and Health and Safety Committee plan a meeting prior to the June 9, 1994 Commission meeting. President Meskunas stated that the Committee meetings would be publicly noticed. At Commissioner Huggins' request, President Meskunas briefly explained that the Health and Safety Committee would handle matters concerning the police contract and all community policing proposals. Commissioner Redd, Chair of the Health and Safety Committee stated that this Committee would meet at 2:30 p.m., June 9, 1994 at Rosa Parks development. Commissioner Chuck said that the scheduling of the Finance Committee meeting would be commensurate with the staff's activities as they prepared the budget. He said he would check with the staff before scheduling a meeting. Commissioner Huggins requested that the Health and Safety Committee be given a staff person to record the proceedings. President Meskunas stated that the recording of the Committee meetings would be normal proceedings under the new Brown Act.

8. REPORT OF COUNSEL:

Ms. Madison said that a written report been submitted and she had no additional matters.

9. TENANT REPRESENTATIVE REPORT:

Jewel Green, President of the PHTA, reported that the May 25, 1994 meeting was a very good one. She said some suggestions had been made. Ms. Green stated that she felt that the rights of residents were not being respected. She said that it was her belief that no decisions should be made by the Commissioners until they had talked with the public housing residents. She stated that she felt that there was a conflict of interest on the part of the Commissioners.

Ms. Green expressed her concern that the Resident Hiring Committee chose to have its meeting on Wednesday mornings creating possible conflict with the PHTA meeting times.

Ms. Green also expressed concern that, while members of the Board of Commissioners and Housing Authority staff were furnished transportation, residents were not. She stated that she was a handicapped person as well as a senior citizen and had not yet been able to obtain transportation vouchers. Commissioner Allen stated that there was a point in time when the Authority furnished a van for the transport of residents who wished to attend PHTA meetings. She suggested that, because Ms. Green traveled to the many different sites, Ms. Green could be given taxi vouchers as the President of the PHTA.

Ms. Green said that she was instrumental in the creation of the RMC and had collected over 100 signatures in support of the Hunters View drug program (Family Hope Center). She said further that input be solicited from other residents regarding the desirability of this program, not just Reverend Carter who is current President of the RMC. Ms. Green questioned the propriety of Peter Byrne and Milt Reiterman writing a proposal for Hunters View without resident involvement in the process.

Ms. Green stated that the Housing Authority needs to deal with racism within the Authority. She said that every development, except Hunters View, had a tenants association and she felt that Hunters View was being discriminated against in that regard. Mr. Floresca responded that the Hunters View development was certainly welcome to establish a tenant association and to hold elections. Ms. Green said that the PHTA was still unable to obtain a key to the Center in order to hold tenant association elections. Ms. Green agreed that members of the PHTA would meet, during the next week, with Mr. Williams, the Hunters View RMC to resolve this situation regarding the key to the Center.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4256

COMMENDING JOHN DAVIDSON
ON THE
OCCASION OF HIS RETIREMENT

WHEREAS, Mr. John Davidson has served as a leader of the Painters Union, Local 4, for the past 27 years;

WHEREAS, Mr. Davidson will retire as Secretary-Treasurer of Painters Union, Local 4 on June 30, 1994; and

WHEREAS, Mr. Davidson is well known for his impeccable integrity and high standards in labor negotiations with the San Francisco Housing Authority; and

WHEREAS, Mr. Davidson has earned the abiding respect and affection of the Commission and staff of the Authority for his loyalty to the principles of labor negotiations; and

WHEREAS, the Commission and staff of the Authority take this opportunity to join Mr. Davidson's many friends in wishing him a very happy retirement.

NOW, THEREFORE, THE COMMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO deems it proper and fitting that it hereby extends to Mr. Davidson, its deepest appreciation for this valued service.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/26/94
Date

Bob Hughes, Housing Authority Painting Foreman, spoke on behalf of Mr. Davidson who was unable to attend this meeting. Mr. Hughes expressed Mr. Davidson's appreciation for the recognition of his efforts by the Housing Authority. The plaque in recognition of Mr. Davidson's endeavors was accepted by Lupe Oropeza.

Commissioner Huggins moved to adopt Resolution No. 4256 and Commissioner Allen seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4256 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 4257

COMMENDING BENJAMIN SANTANA
ON THE
OCCASION OF HIS RETIREMENT

WHEREAS, Mr. Benjamin Santana has retired from the Housing Authority of the City and County of San Francisco on May 13, 1994, after twenty-three years of service; and

WHEREAS, during his career as an employee of this Authority, he faithfully and diligently discharged his duties as a painter; and

WHEREAS, Mr. Santana has gained the respect of the Commission of this Authority, the staff and his fellow employees for his loyalty, efficiency and dedicated service;

WHEREAS, the Commission and staff of the Authority take this opportunity to join Mr. Santana's many friends in wishing him a very happy retirement.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

This Commission extends to Benjamin Santana its appreciation for long and faithful service during his employment at the San Francisco Housing Authority.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/26/94
Date

Mr. Santana spoke a few words in appreciation of this recognition of his long service with the Housing Authority.

Commissioner Huggins moved to adopt Resolution No. 4257 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner

Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4257 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 4258

RESOLUTION APPROVING REVISIONS TO SAN FRANCISCO HOUSING AUTHORITY PERSONNEL POLICIES AND PROCEDURES TO ENHANCE THE AUTHORITY OF THE EXECUTIVE DIRECTOR WITH RESPECT TO PERSONNEL MATTERS

WHEREAS, the Authority has undertaken a review of its policies and procedures regarding involuntary separation of employees not represented by an employee organization; and

WHEREAS, the existing policy limits the authority of the Executive Director regarding involuntary separation due to change in organizational structure or under economic layoff provisions; and

WHEREAS, the existing policy requires the review and concurrence of the Human Resources Unit for 1) all involuntary separations, and 2) separation payments; and

WHEREAS, the Executive Director has a need for broad, discretionary powers in terms of appointments, the establishment and abolishment of positions, layoffs and final review of separations and related payments; and

WHEREAS, any changes to the Authority's Personnel Policies and Procedures will not have any effect on any employee who is covered by a collective bargaining agreement unless and until that agreement is modified; and

WHEREAS, the Commission recognizes that prudent public personnel administration requires the adoption of clearly defined policies and procedures governing the discretionary powers of the Executive Director; and

WHEREAS, Personnel Policies and Procedures Policy #II-015 has been revised to clarify and update the discretionary powers of the Executive Director as set forth in Attachment 1.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves revisions to the San Francisco Housing Authority Personnel Policies and Procedures Policy #II-015 as set forth in Attachment 1;

2. The Commission grants full authority to the Executive Director operating within the parameters of state and federal law to make appointments, to establish and abolish positions and to effectuate layoffs;

3. The Executive Director is hereby authorized to implement the Personnel Policies and Procedures as revised;

4. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/26/94
Date
(Attachment 1 is filed in Formal Minutes.)

Commissioner Carpeneti moved to adopt Resolution No. 4258 and Commissioner Chuck seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4258 was UNANIMOUSLY ADOPTED.

(d) MEMORANDUM OF AGREEMENT WITH HUNTERS' VIEW RESIDENT MANAGEMENT COUNCIL LAUNDRY FACILITY

President Meskunas announced that this resolution was withdrawn for further review by residents and is scheduled to be on the June 9 Agenda.

(e) RESOLUTION NO. 4259

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEND AN AMOUNT NOT TO EXCEED $142,240.71 FOR CONTINUATION OF POLICE SERVICES PURSUANT TO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO POLICE DEPARTMENT

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to abate the problem of illegal drug sales and other crime in its public housing developments to create a safer living environment for its residents; and

WHEREAS, the San Francisco Police Department represents itself able to perform the services required and the Authority finds that the San Francisco Police Department is so qualified; and

WHEREAS, a resolution was adopted by the Commission on July 12, 1990, authorizing a Memorandum of Understanding with the San Francisco Police Department for the deployment of at least three (3) full squads of officers, exclusively assigned to Authority properties, and the Memorandum of Agreement was extended by the Commission on September 26, 1992; and

WHEREAS, on June 25, 1992 the Commission authorized the expenditure of funds from the 1991 CIAP budget to continue the services of the San Francisco Police Department as provided by the Memorandum of Understanding; and

WHEREAS, the total funding previously authorized by the Commission was not to exceed $982,350.00; and

WHEREAS, additional funding is now required to continue the services of the San Francisco Police Department as provided by the Memorandum of Understanding, and

WHEREAS, the agreement with the San Francisco Police Department is for the provision of services beyond the scope of police services to all residents of San Francisco; and

WHEREAS, additional funds, totalling $142,240.71, are now available for this purpose in the 1993 Comprehensive Grant Budget, and or, Section 8 Reserve;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide additional funding to the San Francisco Police Department for deployment of at least three (3) full squads of officers, exclusively assigned to Authority properties in an amount not to exceed $142,240.71.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/26/94
Date

A discussion ensued during which Mr. Floresca explained that the Housing Authority was awaiting a waiver on the PILOT program. He said that if the Housing Authority did not have a waiver and renegotiated the contract with the City for police services, it would constitute paying double for these services. In response to President Meskunas' query, Mr. Floresca stated that, should this Resolution not be approved, the Housing Authority would have no police services at all.

Commissioner Allen stated that she did not believe any further monies should be contracted for police services from the City until the Police Department could provide accountability for past contractual payments.

At the request of Commissioner Huggins, Derrald Etheley reported on the Community Policing Task Force. He stated that an allocation review process had been established to include police proposals and well as community proposals. Mr. Etheley said that the Community Policing Task Force had requested the Commissioners to delay action on this Resolution to give the community time to review the police proposal and make recommendations. Mr. Etheley agreed to make copies of the May 24, 1994 meeting available to the public. He stated that the next meeting of the Community Policing Task Force would be at 3:00 p.m., Tuesday, May 31, 1994 in the Commission Room, 440 Turk Street.

Commissioner Redd moved to adopt Resolution No. 4259 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: Jan Allen, Commissioner
Karen Huggins, Commissioner

Resolution No. 4259 was ADOPTED.

(f)

RESOLUTION NO. 4260

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND THE PERSONAL SERVICES CONTRACT WITH MILTON F. REITERMAN FOR A PERIOD NOT TO EXCEED TWO YEARS

WHEREAS, the Authority solicited for labor relations consulting services in full and open competition per Request For Proposals (RFP) No. 015-92 and in accordance with procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, the Authority selected Milton F. Reiterman as the respondent that could provide the services in a manner that is most advantageous to the Authority, cost and other factors considered, and the Commission approved said selection pursuant to Resolution No. 3918 on July 9, 1992; and

WHEREAS, the Authority wishes to extend said contract, subject to approval by HUD, for another two years due to upcoming critical contract negotiations with the craft unions and related labor issues involving resident economic development under the newly created Inter-governmental Affairs unit; and

WHEREAS, funding for the services as described above is available from the Authority's operating budget for Fiscal Year 1993-94;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to extend a personal services contract with Milton F. Reiterman for a period not to exceed two years, subject to HUD approval, in an amount not to exceed $75,000.00 per year, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

4. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/26/94
Date

Many of the public housing development speakers expressed their appreciation for Mr. Reiterman's efforts on their behalf and in coordinating their interaction with the Unions.

Commissioner Huggins requested clarification regarding the second paragraph of the Resolution which referred to Mr. Reiterman assisting in extensive labor contract negotiations and with resident economic development under the newly-created Intergovernmental Affairs Unit. Mr. Floresca responded that Mr. Reiterman would be working with organized labor and the Department of Labor on two programs which were not currently available in San Francisco - both apprenticeship programs: Youthbuild and Step-up. He stated our residents were not even in an apprenticeship program in a number of the trades, making San Francisco far behind Los Angeles and other cities in terms of having meaningful apprenticeship programs. Mr. Floresca said that, if an individual could not get into an apprenticeship program, he/she could not get into the union. Secondly, Mr. Floresca stated that it was the intent that Mr. Reiterman continue past efforts such as the painting program at Hunters Point so as to include other public housing residents in a like program, site by site. Mr. Floresca said that, in the time since he had been at the Housing Authority, overtime had been severely cut because the Authority was now utilizing its duty officers based on suggestions by Mr. Reiterman. Mr. Floresca said that it might be possible to use AFL-CIO pension funds to modernize public housing developments in 1995-97 beyond the URD programs. He stated that the Housing Authority needed a relationship with unions to move forward on this possibility and Mr. Reiterman had worked with unions for over 30 years and had the experience that is beneficial to this Agency.

Commissioner Redd moved to adopt Resolution No. 4260 and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4260 was UNANIMOUSLY ADOPTED.

(g)

RESOLUTION NO. 4261

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ATLAS ELEVATOR COMPANY FOR THE MODERNIZATION OF ELEVATORS AT DEVELOPMENT CAL 1-41, 430/440 TURK STREET IN THE AMOUNT OF $51,000.00

WHEREAS, on March 21, 1994, the Authority advertised for bids for the Modernization of Elevators at development CAL 1-41, 430/440 Turk Street; and

WHEREAS, on May 3, 1994, five (5) bids were received as follows:

	Bidder	Bid Amount
1.	Atlas Elevator Company	$ 51,000.00
2.	D and D The Elevator Company	$ 66,967.00
3.	United States Elevator Company	$ 79,000.00
4.	Standard Elevator Company, Inc.	$ 92,395.00
5.	Hy-Tech Elevator Services	$117,729.00

WHEREAS, the Authority has evaluated the low bid and determined that Atlas Elevator Company's bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Atlas Elevator Company in the amount of $51,000.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/26/94
Date

Commissioner Redd moved to adopt Resolution No. 4261 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4261 was UNANIMOUSLY ADOPTED.

(h)

RESOLUTION NO. 4262

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR SAN BRUNO LUMBER COMPANY, INC. FOR THE PURCHASE OF LUMBER AND BUILDING MATERIALS FOR STUCCO AND EXTERIOR REPAIR AT DEVELOPMENT CAL 1-34, 4101 NORIEGA, IN THE AMOUNT OF $10,823.96

WHEREAS, the Authority's Force Account has been assigned the construction project of stucco and exterior repair at development CAL 1-34, 4101 Noriega; and

WHEREAS, the Authority solicited quotes from three qualified vendors to supply and to deliver lumber and building materials:

VENDOR	AMOUNT
San Bruno Lumber Company, Inc.	$10,823.96
Bernio Lumber	$11,622.18
P. J.'s Construction Supplies	$13,241.15

WHEREAS, San Bruno Lumber Company, Inc. was the lowest, responsive, responsible bidder to deliver and to supply the lumber and building materials, and was selected in accordance with Federal Procurement Regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the purchasing and delivering has been approved as part of the Comprehensive Improvement Assistance Program, CA-1-919;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for San Bruno Lumber Company, Inc. as the lowest responsive, responsible bidder to supply the lumber and building materials for the stucco and exterior repair at Development CAL 1-34, 4101 Noriega, in the amount of $10,823.96.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

05/26/94
Date

Commissioner Chuck moved to adopt Resolution No. 4262 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4262 was UNANIMOUSLY ADOPTED.

12, EXECUTIVE SESSION:

President Meskunas adjourned the Regular meeting into Executive Session at 7:12 p.m. to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957. She stated that the Executive Session would be held in the Executive Conference Room at 440 Turk Street.

13. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

President Meskunas reconvened the Regular meeting of the Board of Commissioners at 8:30 p.m. and reported that no action was taken during that session.

Commissioner Chuck left following at 8:30 p.m., following Executive Session.

14. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Juanita Marshall, Plaza East Development
Mack Burton, Potrero Terrace Development
Waymon Nichols, Potrero Terrace Development
Mary Jones, Westside Courts Development

Cora Washington, Plaza East Development
Osteen Nenell, Plaza East Development
Jewel Green, Hunters View Development

Commissioner Redd left the meeting at 9:18 p.m.

Malik Rahim, Bernal Heights Development - Invest Movers
Jeffrey Brenner, Bernal Heights Development - Invest Movers
Bessie Crockett, Valencia Gardens Development
Richie Fairley, Cal State Patrol
Anthony King, Cal State Patrol
Margaret Verges
Douglas Comstock, Lesbian/Gay/Bisexual Voters Project

15. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of May 26, 1994. Commissioner Allen moved to adjourn the meeting of the Board of Commissioners at 10:00 p.m. Commissioner Lee seconded the motion. The motion to adjourn the meeting was UNANIMOUSLY APPROVED.

The next regular meeting has been scheduled for June 9, 1994.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

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12/94

SAN FRANCISCO HOUSING AUTHORITY

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June 3, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, ~~June 3, 1994~~ at the Rosa Parks development, 1251 Turk Street, San Francisco, California. should be "June 9, 1994"

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JUNE 9, 1994 AT 4:00 P.M., ROSA PARKS DEVELOPMENT, 1251 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, June 9, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Authorizing the Executive Director to enter into a Memorandum of Agreement between the San Francisco Housing Authority and the Hunter's View Resident Management Council, to afford the residents the opportunity to manage the laundry facility at the development.

This resolution had been withdrawn at this time in order to solidify its financial aspects.

(b) Resolution - Authorizing the Executive Director to enter into a contract with Thunder Electric for the installation of exterior security lighting at housing development CAL 1-2, Potrero Terrace in the amount of $83,705.00

(c) Resolution - Authorizing the Executive Director to enter into a contract with Wedge Roofing, Inc. for roofing and waterproofing at development CAL 1-10, Potrero Annex, in the amount not to exceed $575,640.00

(d) Resolution - Authorizing the Executive Director to enter into a contract with Millar Elevator Service Company for the modernization of elevator at development CAL 1-39a, 939 Eddy Street in the amount of $31,319.00

(e) Resolution - Authorizing the Executive Director to enter into a contract with Millar Elevator Service Company for the modernization of elevator at development CAL 1-39b, 951 Eddy Street in the amount of $33,290.00

(f) Resolution - Authorizing the Executive Director to increase the encumbrance for fleet vehicle repairs and maintenance with various repair shops in an amount not to exceed $65,000.00 during the remainder of fiscal year 1993-94

(g) Resolution - Authorizing the Executive Director to enter into a management contract with Hunter's View Resident Management Council, Inc. for site improvements at development CAL 1-18(3), Hunter's View in the amount not to exceed $623,000.00

(h) Resolution - Authorizing the Executive Director to enter into a contract with Millar Elevator Service Company for the modernization of elevator at development CAL 1-35, 2698 California Street in the amount of $34,194.00

(i) Resolution - Ratifying liability and lead-based paint insurance coverage provided by the Housing Authority Risk Retention Group in an amount not to exceed $726,261.32

(j) Resolution - Authorizing the Executive Director to negotiate and enter into an agreement with Plaza East Tenants' Association (PETA), for a drug elimination program mini-grant designated for the Plaza East Drug Prevention Programs for Boys and Girls, Women and Men, in Plaza East Development in an amount not to exceed $10,000.00

(k) Resolution - Authorizing the Executive Director to enter into a contract with the Girls After School Academy for after-school services for the Alemany development in an amount not to exceed $66,000.00

(l) Resolution - Ratifying travel to Las Vegas, Nevada to attend the Public Housing Authorities Director's Association (PHADA) convention and exhibit scheduled for June 6 through 8, 1994

(m) Resolution - Approving revisions to San Francisco Housing Authority Personnel Policies and Procedures to revise procedural guidelines for the involuntary separation of executive staff

12. EXECUTIVE SESSION:

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

The Executive Session will be held at 1251 Turk Street, San Francisco, California.

13. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

14. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, June 9, 1994

1251 Turk Street
San Francisco, CA 94102

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The Housing Authority of the City and County of San Francisco met in regular session at 1251 Turk Street, San Francisco, California on Thursday, June 9, 1994 at 4:20 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT:
Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Secretary
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Mr. Floresca requested that Resolution (m), concerning the revision of Housing Authority Personnel Policies and Procedures for the involuntary separation of executive staff, be withdrawn from the Agenda until the June 23, 1994 meeting of the Board of Commissioners in order to more thoroughly consider how the at-will policy would affect each management position. He also stated that the Girls After School Academy (GASA) had requested that Resolution (k), which would authorize the expansion of the GASA program into the Alemany development, be withdrawn until further notice so that its staff could investigate more completely the GASA expansion into the Alemany development. Commissioner Redd moved to amend the June 9, 1994 Agenda to withdraw the above-mentioned resolutions and Commissioner Lee seconded the motion.

Commissioner Redd moved to approve the June 9, 1994 Agenda, as amended, and Commissioner Lee seconded the motion.

The Agenda of June 9, 1994, as amended, was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Juanita Marshall, Plaza East Development
Vera Kennedy, Hunters View Development
Reverend Willie Carter, Hunters View Development
Rosalina Carter, Hunters View Development
Jewel Green, Hunters View Development
Tiki Hadley, Alemany Development
Margaret Verges

4. APPROVAL OF MINUTES:

Commissioner Chuck moved to approve the minutes of the May 26, 1994 meeting and Commissioner Huggins seconded the motion.

The minutes of the meeting held May 26, 1994 were UNANIMOUSLY APPROVED..

5. GENERAL COMMUNICATIONS:

President Meskunas said that Theresa Coleman, resident of Westbrook Hunters Point A East, had informed her that, due to illness, she would be unable to attend tonight's Commission meeting but had requested President Meskunas to express the Westbrook RMC's support of the Hunters View dual management contract in Resolution (g).

President Meskunas read the following letter from Mayor Jordan:

"June 7, 1994

Commissioner Barbara Meskunas
President
San Francisco Housing Authority
440 Turk Street
San Francisco, CA 94102

Dear Commissioner Meskunas:

I write to request your support for Resolution (g) on the Commission Agenda for June 9th.

Resolution (g) which authorizes the San Francisco Housing Authority to enter into a management agreement with the Hunter's View Resident Management Council, represents a historic step towards dual management and will result in enhancing job opportunities for residents.

If approved, Resolution (g) will also greatly improve the quality of life for residents of Hunters View through landscaping, tree pruning and site beautification.

I urge you to support this resolution. Thank you for your time and attention.

Sincerely,

/s/Frank M. Jordan
Mayor"

The Board of Commissioners and Mr. Floresca congratulated the Gold Medal Team, a track team consisting of housing development youths, on their recent victories. He read the following press release:

"SF Housing Authority Team Wins Gold at Hershey Meet

Hershey, Pa. - The San Francisco Housing Authority Track Club's bantam boys division relay team capped off a successful summer by winning a gold medal at the Hershey's National Track & Field Youth Program Meet last Saturday afternoon.

Dennis Bishop, Damarius Donaldson, Lydon Carpenter and Paul Jones, Jr., who medaled at the Junior Olympic Nationals in July, won the bantam boys 4x100-meter relay with a time of 55.23 seconds at Henry Hershey Field.

The foursome placed third in the Junior Olympics at the University of Louisiana, clocking in at 53.87.

Nearly 500 athletes ages 9 to 14 competed in nine track and field events, and all had to advance from local, district and state meets to be invited to compete at the Hershey meet."

The Board of Commissioners and Mr. Floresca congratulated the coaches: Paul Jones, Duane Breaux and Kenneth Block who had worked so diligently with the youths.

Commissioner Redd recommended that a bronze plaque, listing the names of the track team and coaches, be acquired and displayed in a prominent place at the Housing Authority.

Mr. Floresca reported that the San Francisco Unified School District and Mayor Jordan had created a summer youth employment program for public housing youths. He said

that today flyers had been delivered to every family site. Job applications were left at each district office, and must be completed and returned to the district manager no later than June 15, 1994.

6. REPORT OF SECRETARY:

Mr. Floresca said that he would be lobbying aggressively to ensure that additional public housing was included in the 3,000 affordable housing units which Proposition K sets forth to be built by public and private entities.

In response to Mr. Floresca's request, Derrald Etheley and LaVaughn King briefed the meeting on the plan created by the residents to operate a Neighborhood Initiatives Office. Mr. Etheley congratulated the residents for the amount of time and effort they put into creating this plan. He said that the focus of this plan is to encourage residents to become involved with their communities and neighborhoods as one method of empowerment. Copies of the *Office of Resident Initiatives: Purpose and Purview* were distributed. Mr. Floresca said that the Housing Authority would employ 25 public housing residents as resident empowerment coordinators who would be paid on a stipend basis.

Mr. Floresca stated that participants in the Resident Hiring Ad Hoc Committee, chaired by Commissioner Huggins, had developed a handbook on a resident hiring program. He said a resolution on this guide would be submitted to the Board of Commissioners at its June 23, 1994 meeting. Mr. Etheley expressed his appreciation, as well as that of other Housing Authority staff, for being given the opportunity to work with public housing residents in the development of this hiring plan.

7. COMMITTEE REPORT:

Commissioner Redd reported on the Health and Safety Committee meeting held at 3:00 p.m. today. He thanked Housing Authority staff members John Shanley, LaVaughn King, Derrald Etheley, Ashley Rhodes and Dan Cowan for their remarkable presentation on the draft *Public Safety Policy Statement* of the SFHA Public Safety Policy Task Force. Commissioner Redd stated that the public safety policy had been adopted in Committee and would be submitted to the full Board of Commissioners. He said that other matters discussed were earthquake/disaster preparedness, security emergencies, accountability of SF Police Department to the Housing Authority, toxic waste problems, and emergency evacuation policies for public housing residents. Commissioner Redd announced that the next Health and Safety Committee meeting would be 2:30 p.m., July 14, 1994.

Commissioner Redd announced also that there would be a barbecue from 12:00 noon to 3:00 p.m., June 18, 1994 at the Alice Griffith development. This event is being held in conjunction with the San Francisco Police Department. Mr. Floresca said he would invite the Chief of Police to attend.

Commissioner Chuck announced that the Finance Committee would meet from 2:00 p.m. to 4:00 p.m., Thursday, June 16, 1994 in the Commission Room at 440 Turk Street.

Vice President Carpeneti reported that the Site and Design Committee meeting was tentatively scheduled for 2:30 p.m., Thursday, June 23, 1994 and was open to the public.

Commissioner Huggins reported that the Resident Hiring Committee had met on Wednesday, June 8, 1994 and had discussed Executive Order No. 11246 which indicates that specific language should be included in specification documents of contracts to specify affirmative action and compliance. She stated that Brandy Moore, Affirmative Action Officer, would have this document for review at the next Committee meeting. Commissioner Huggins stated that the final draft of the Resident Hiring Program would be on the Agenda for the next Commission meeting for acceptance by the Board of Commissioners and the Housing Authority. She commended Michael Kelly for his presentation to the Resident Hiring Committee during which he indicated the number of residents who would be hired as part of the Comp Grant 1993-94 period and she expressed her appreciation for Mr. Kelly's hard work in making sure that residents would be hired as part of every construction effort by the Housing Authority. Commissioner Huggins stated that it was the intention of the Resident Hiring Committee to create an Ad Hoc Committee as part of the Resident Hiring Committee to monitor residents working on-site. She publicly acknowledged Milt Reiterman who had given much effort to the resident hiring program. Commissioner Huggins said that staff member Randall Evans would make a presentation regarding the painting program in the near future. She requested that anyone interested in the painting program contact Mr. Reiterman for referral to the proper union person. Commissioner Huggins said that she would be sending a request to the PHTA that the next meeting of the Resident Hiring Committee be held at 11:00 a.m., June 15, 1994 at Rosa Parks Development immediately following the 10:00 a.m. meeting of the PHTA.

8. REPORT OF COUNSEL:

Geraldine Chavis stated that Assistant Legal Counsel Debrenia Madison had submitted the Legal Report in writing. President Meskunas asked the status of followup on the vested interest issue and on the screening procedures which had been requested by the Board of Commissioners. Ms. Chavis said that she was in the process of researching both matters and would submit the information in her written report for the June 23, 1994 meeting.

9. TENANT REPRESENTATIVE REPORT:

Ann Ingle reported on the PHTA meeting held on Wednesday, June 8, 1994. She thanked the Board of Commissioners and Mr. Floresca for including the residents in the reconstruction of the Housing Authority and in assisting in getting the neighborhoods together so that neighbors surrounding the developments can have a better understanding of the residents of public housing. Ms. Ingle thanked the Board of Commissioners and

the Authority for making the funds available to clean up graffiti in public housing developments. She said that Malik Rahim and Jeffrey Brenner, Invest Moving, had requested the support of the PHTA and the members had given their support. Ms. Ingle reported that Randall Evans had announced that the Department of Recreation and Parks had provided funds for jobs for residents at the Juneteenth Celebration.

Ms. Ingle said that the residents had previously requested that one or two residents be included on the Commission Committee so that their issues could be addressed. She emphasized that she felt that the residents should be included in decision making regarding public housing developments. President Meskunas stated that, before the Board of Commissioners was required to open the committee meetings to the public, it was planned to include residents on the committees. She said that, since the Commissioners were compelled to open the Commission Committee meetings to the public, there was always opportunity for public input during the Committee meetings. President Meskunas pointed out that an Agenda was prepared for each Committee meeting and it was necessary for those wishing to speak on a particular item to be in attendance at the time the Agenda item was opened for public comment. Ms. Ingle invited Commissioners Allen and Huggins to attend the PHTA meetings.

Tiki Hadley reported on the PHTA investigation of petitions which was circulated from Bernal Dwellings. She stated that she, another PHTA member and Jim Williams had met and examined the petitions and physically walked through the development to determine if the petition signatures were valid. Ms. Hadley said that they discovered that 13 of the signatures were not valid, making 108 of the signatures valid and verified by the PHTA. In response to Commissioner Huggins inquiry, Mr. Williams stated that there were approximately 200 occupied units in the Bernal Dwellings development. Mr. Floresca requested that the PHTA provide the petitions along with a cover letter which he would submit to HUD based on official request for recall. He thanked the PHTA for investigating the situation. Ms. Hadley said that the PHTA could not report on Plaza East at this time.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE HUNTER'S VIEW RESIDENT MANAGEMENT COUNCIL TO AFFORD THE RESIDENTS THE OPPORTUNITY TO MANAGE THE LAUNDRY FACILITY AT THE DEVELOPMENT

President Meskunas stated that this resolution had been withdrawn at the request of the residents of the Hunter's View development.

(b) RESOLUTION NO. 4263

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH THUNDER ELECTRIC FOR THE INSTALLATION OF EXTERIOR SECURITY LIGHTING AT HOUSING DEVELOPMENT CAL 1-2, POTRERO TERRACE IN THE AMOUNT OF $83,705.00.

WHEREAS, on April 26, 1994, the Authority advertised for bids for the installation of exterior security lighting at project CAL 1-2, Potrero Terrace housing development; and

WHEREAS, on May 12, 1994 four (4) bids were received as follows:

Bidders	Bid Amount
1. Thunder Electric, Inc.	$ 83,705.00
2. LC Electric	$ 88,898.00
3. Allstate Electric, Inc.	$104,401.00
4. Abbett Electric, Inc.	$187,947.64

WHEREAS, the Authority has evaluated the low bid and determined that Thunder Electric, Inc. bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Thunder Electric in the amount of $83,705.

2. This Resolution shall take effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

06/09/94
Date

Commissioner Huggins inquired of Legal Counsel whether she could vote on this Resolution inasmuch as she is a resident of Potrero Hill Annex. Ms. Chavis stated that Commissioner Huggins could vote on this Resolution provided she did not have any financial interest with the contractor. She said that when the Health and Safety Code authorized resident Commissioners it recognized that there might be times when resolutions might come before the Board of Commissioners regarding the resident Commissioners' developments. Ms. Chavis said further that conflict of interest must be specific to the contractor at question.

Commissioner Lee moved to adopt Resolution No. 4263 and Commissioner Chuck seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4263 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 4264

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WEDGE ROOFING, INC. FOR ROOFING AND WATERPROOFING AT DEVELOPMENT CAL 1-10, POTRERO ANNEX, IN THE AMOUNT NOT TO EXCEED $575,640.00

WHEREAS, on March 1, 1994, the San Francisco Housing Authority advertised for bids for the Roofing and Waterproofing at CAL 1-10, Potrero Annex housing development; and

WHEREAS, on April 11, 1994, six (6) bids were received as follows:

Bidders	Bid Amount
1. Wedge Roofing	$575,640.00
2. Western Roofing	$589,019.00
3. Bryant Universal	$677,460.00
4. Agbayani Construction	$694,000.00
5. Angotti and Reilly	$822,000.00
6. Blues Roofing	$911,373.00

WHEREAS, the Authority has evaluated the low bid and determined that Wedge Roofing, Inc., is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the Comprehensive Grant 1993.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Wedge Roofing, Inc. in the amount of $575,640.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

06/09/94
Date

Commissioner Carpeneti moved to adopt Resolution No. 4264 and Commissioner Chuck seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner

Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4264 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 4265

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILLAR ELEVATOR SERVICE COMPANY FOR THE MODERNIZATION OF ELEVATOR AT DEVELOPMENT CAL 1-39a, 939 EDDY STREET IN THE AMOUNT OF $31,319.00

WHEREAS, on February 18, 1994, the Authority advertised for bids for the Modernization of Elevator at housing development CAL 1-39a, 939 Eddy Street; and

WHEREAS, on May 10, 1994, six (6) bids were received as follows:

	Bidder	Bid Amount
1.	Millar Elevator Service Company	$ 31,319.00
2.	United States Elevator Corporation	$ 31,400.00
3.	Standard Elevator Service Co. Inc.	$ 39,144.00
4.	D and D The Elevator Company	$ 42,000.00
5.	Hy-Tech Elevator Services	$ 57,000.00
6.	Imperial Elevator Company, Inc.	$118,000.00

WHEREAS, the Authority has evaluated the low bid and determined that Millar Elevator Service Company's bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Millar Elevator Service Company in the amount of $31,319.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

06/09/94
Date

During a brief discussion, Commissioner Huggins stated that she was concerned that elevator contracts continue to be initiated without public housing residents being trained to be elevator repair persons and being included in the work to be performed under these contracts. She inquired what could be done to acquire such training for public housing residents. Mr. Floresca said that he would work with Mr. Reiterman, Mr. Kelly and Ms. Baker to determine how many contracts the Housing Authority had and what the relationship was with organized labor and/or contractors.

In response to President Meskunas' inquiry, Michael Kelly agreed with Commissioner Allen that the condition of the elevators throughout the senior developments were recognized in 1992 as needing modernization. He said that this was the final phase of the program and the Authority was moving toward some HUD obligation deadlines.

Commissioner Redd moved to adopt Resolution No. 4265 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4265 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 4266

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILLAR ELEVATOR SERVICE COMPANY FOR THE MODERNIZATION OF ELEVATOR AT DEVELOPMENT CAL 1-39b, 951 EDDY STREET IN THE AMOUNT OF $33,290.00

WHEREAS, on February 18, 1994, the Authority advertised for bids for the Modernization of Elevator at housing development CAL 1-39b, 951 Eddy Street; and

WHEREAS, on May 10, 1994, seven (7) bids were received as follows:

	Bidder	Bid Amount
1.	Millar Elevator Service Company	$ 33,290.00
2.	United States Elevator Corporation	$ 33,300.00
3.	D and D The Elevator Company	$ 36,000.00
4.	Standard Elevator Company, Inc.	$ 41,545.00
5.	Atlas Elevator Company	$ 45,370.00
6.	Hy Tech Elevator Service	$ 57,168.00
7.	Imperial Elevator Company	$123,300.00

WHEREAS, the Authority has evaluated the low bid and determined that Millar Elevator Service Company's bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Millar Elevator Service Company in the amount of $33,290.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

06/09/94
Date

Commissioner Huggins moved to adopt Resolution No. 4266 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4266 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 4267

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR FLEET VEHICLE REPAIRS AND MAINTENANCE WITH VARIOUS REPAIR SHOPS IN AN AMOUNT NOT TO EXCEED $65,000.00 DURING THE REMAINDER OF FISCAL YEAR 1993-94

WHEREAS, the Authority procures vehicle repairs and maintenance services from a number of small, local automotive repair shops throughout the City and County of San Francisco, including some that are minority and women-owned business enterprises; and

WHEREAS, the automotive repair shops being utilized by the Authority include the following:

A & C Auto Clinic
A.A. Quality Auto Repairs (MBE)
California Fleet Works (WBE)
Gage Automotive

George's Brake and Front End
J & S Auto Shop (MBE)
Rick's Tire Service

WHEREAS, the Authority requires an increase in the amount of funding allocated due to an increase in the number of vehicles in service, and to continue its fleet maintenance program; and

WHEREAS, the repair shops have confirmed their willingness to hire public housing residents for work to the greatest extent feasible; and

WHEREAS, funding for the aforementioned services is available as part of the Authority's operating budget and Section 8 administrative fees for fiscal year 1993-94;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance for fleet repairs and maintenance services with various vendors in an amount not to exceed $65,000.00 during the remainder of fiscal year 1993-94, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

06/09/94
Date

Commissioner Allen expressed concern about the amount of funds to be allocated for repairs under this Resolution considering that the Housing Authority had stated its intention to decrease the size of the fleet. Mr. Floresca said that the assessment in terms of how many vehicles would be eliminated had not been completed. He stated the repairs would be made on the existing fleet. President Meskunas pointed out that the dollar amount specified in the Resolution was an encumbrance figure which meant that the Authority would spend no more than $65,000.00. She complimented the staff on the composition of the Resolution in that in reading the document it was apparent that there were seven shops being considered to make the repairs, with three of them being owned by minorities or women who will hire public housing residents

Commissioner Huggins moved to adopt Resolution No. 4267 and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4267 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 4268

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MANAGEMENT CONTRACT WITH HUNTER'S VIEW RESIDENT MANAGEMENT COUNCIL, INC. FOR SITE IMPROVEMENTS AT DEVELOPMENT CAL 1-18(3), HUNTER'S VIEW IN THE AMOUNT NOT TO EXCEED $623,000.00.

WHEREAS, on November 11, 1993 the Authority entered into a Memorandum of Understanding (MOU) with the Hunter's View Resident Management Council, Inc. (HVRMC); and

WHEREAS, this MOU set forth a commitment for the Authority in every way practical to assist HVRMC so that it can as expeditiously as possible demonstrate its ability to manage public housing effectively and efficiently and enter into management service contracts; and

WHEREAS, HUD provided funding to do a Master Plan and identify managing site improvements necessary at Cal 1-18(3), Hunter's View; and

WHEREAS, funding for these site improvements was provided in the 1993 Comprehensive Grant Program; and

WHEREAS, the Authority evaluated a proposal by HVRMC for site improvements at Hunter's View to include a resident training workshop and ongoing education component, general landscaping, tree pruning and a site beautification program and found all relevant documents to be in order; and

WHEREAS, the cost of the proposal by HVRMC is within the funding available for this project; and

WHEREAS, competitive bidding requirements do not apply to contracts between the Authority and a resident management corporation per 24 CFR 964.27(c).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award the contract set forth in Attachment A including Exhibits 1 through 8 for said work to Hunter's View Resident Management Council, Inc., subject to HUD approval, in the amount not to exceed $623,000.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

06/09/94
Date

At President Meskunas' request, Milt Reiterman and Debbie Baker spoke regarding this Resolution. Ms. Baker said that it was a good experience for her to work with the Hunters' View RMC and that she hoped that the Board of Commissioners would approved this Resolution. Mr. Reiterman stated that it was a pleasure that the Executive Director had asked him to work with Reverend Carter and the RMC members and that he felt that the project would be a success. Vice President Carpeneti expressed pleasure with the fact that this Resolution would bring jobs to the public housing residents and beauty to the development.

Commissioner Huggins moved to adopt Resolution No. 4268 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

President Meskunas congratulated the Hunters' View Resident Council and expressed appreciation for the staff's assistance in this endeavor. Resolution No. 4268 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 4269

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILLAR ELEVATOR SERVICE COMPANY FOR THE MODERNIZATION OF ELEVATOR AT DEVELOPMENT CAL 1-35, 2698 CALIFORNIA STREET IN THE AMOUNT OF $34,194.00

WHEREAS, on February 18, 1994, the Authority advertised for bids for the Modernization of Elevator at housing development CAL 1-35, 2698 California Street; and

WHEREAS, on May 10, 1994, five (5) bids were received as follows:

	Bidder	Bid Amount
1.	Millar Elevator Service Company	$ 34,194.00
2.	D and D The Elevator Company	$ 38,800.00
3.	United States Elevator Company	$ 39,000.00
4.	Standard Elevator Company, Inc.	$ 62,500.00
5.	Hy-Tech Elevator Services	$123,300.00

WHEREAS, the Authority has evaluated the low bid and determined that Millar Elevator Service Company's bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Millar Elevator Service Company in the amount of $34,194.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

06/09/94
Date

Commissioner Lee moved to adopt Resolution No. 4269 and Commissioner Allen seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4269 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 4270

RESOLUTION RATIFYING LIABILITY AND LEAD-BASED PAINT INSURANCE COVERAGE PROVIDED BY THE HOUSING AUTHORITY RISK RETENTION GROUP IN AN AMOUNT NOT TO EXCEED $726,261.32

WHEREAS, Congress enacted a law entitled Risk Retention Amendments of 1986 (hereinafter, "the Act"), codified at 15 U.S.C. 3901-3906, authorizing the formation of risk retention groups by governmental entities such as Public Housing Authorities (PHAs) to cover liabilities associated with their particular type of operations; and

WHEREAS, the HUD Appropriations Act for Fiscal Year 1992 recognized "the Act" by permitting PHAs to secure insurance from nonprofit insurance entities that are controlled and owned by PHAs without regard to competitive solicitation procedures; and

WHEREAS, the Housing Authority Risk Retention Group (HARRG), of which the San Francisco Housing Authority is a participating member, is a nationwide insurance provider meeting the requirements of the HUD Appropriations Act; and

WHEREAS, HARRG has provided insurance coverage in a cost effective and professional manner, and has provided free training and seminars on risk management, loss prevention and control, and maintains a video library for additional training purposes for its member organizations that are specifically targeted to housing authorities; and

WHEREAS, funding for the services described above is available as part of the approved operating budget and Section 8 Administrative fees for Fiscal Year 1993-94, and will be included in the operating budget for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission ratifies the continuance of liability and lead-based paint insurance coverage from HARRG beginning June 1, 1994 in an amount not to exceed $726,261.32, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

06/09/94
Date

A discussion ensued during which Vivian Berry clarified the nature of this insurance Commissioner Huggins asked what would be the problem if this Resolution was tabled. Mr Floresca explained that the Authority had insurance coverage for everywhere the Authority had property; it is a blanket insurance policy, regardless of the number of Authority employees. He stated that this was for general liability and lead abatement. Ms. Chavis stated that this Resolution was written ratifying the insurance coverage because the Housing Authority was already in its grace period for coverage. Mr. Floresca stated that staff could make a presentation at the next meeting for clarification of the insurance coverage. Ms. Chavis agreed to furnish the additional information to the Board of Commissioners and stated that the purpose of this Resolution was to provide for payment of the premium to HARRG. Commissioner Redd recommended this resolution be passed for the protection of the Agency stating that, without such protection as provided by this insurance policy, a single suit could severely damage the Authority.

Commissioner Huggins moved to table this Resolution and Commissioner Allen seconded the motion. The vote was:

AYES:	Jan Allen, Commissioner Karen Huggins, Commissioner Larry K. Lee, Commissioner
NAYS:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Hadie Redd, Commissioner

The motion to table was DEFEATED.

Commissioner Chuck moved to adopt Resolution No. 4270 and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	Jan Allen, Commissioner

Resolution No. 4270 was ADOPTED.

(j) RESOLUTION NO. 4271

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH PLAZA EAST TENANTS ASSOCIATION (PETA), FOR A DRUG ELIMINATION PROGRAM MINI-GRANT DESIGNATED FOR THE PLAZA EAST DRUG PREVENTION PROGRAMS FOR BOYS AND GIRLS, WOMEN AND MEN, IN PLAZA EAST DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $10,000.00

WHEREAS, the Authority included proposals for resident initiated drug elimination programs in its 1993 Drug Elimination Program (DEP) grant application; and

WHEREAS, the Plaza East Tenants Association submitted a proposal for the 1993 DEP grant, for a Women Peer Support Program; and

WHEREAS, there are numerous problems and difficulties that exist for young boys and girls, women and men of the development due to a lack of opportunities; domestic violence, drug abuse; lack of parenting support and low self-esteem; and

WHEREAS, the Plaza East Programs will provide drug prevention activities to support young boys and girls, women, men and their families; and

WHEREAS,the San Francisco Housing Authority would like to support the Plaza East Tenants' Association in assuming management responsibility for program activities at their development; and

WHEREAS, funding for the services described herein are available as part of the 1993 Drug Elimination Program grant;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute an agreement with Plaza East Tenants Association for a young girls and boys, women and men drug prevention programs in an amount not to exceed $10,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

06/09/94
Date

Cora Washington, resident of the Plaza East development, inquired of the Executive Director as to who the Authority had negotiated with regarding this minigrant. Mr. Floresca stated that he had negotiated with the existing resident organization in the same manner as the Authority had negotiated the other minigrants. Ms. Washington expressed her opposition to the Resolution because the tenant association had no knowledge of it. Juanita Marshall spoke in favor of the passage of this Resolution, stating that the existing board of the tenants association at Plaza East had been consulted. She requested passage of this Resolution for the sake of the children.

Commissioner Carpeneti moved to adopt Resolution No. 4271 and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner
NAYS:	None
Not Present for Voting:	Reverend Harry Chuck, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner

Resolution No. 4271 was UNANIMOUSLY ADOPTED.

(k)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH THE GIRLS AFTER-SCHOOL ACADEMY FOR AFTER-SCHOOL SERVICES FOR THE ALEMANY DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $66,000.00

The Girls After-School Academy requested that this resolution be postponed as indicated under "Approval of Agenda".

(l) RESOLUTION NO. 4272

RESOLUTION RATIFYING TRAVEL TO LAS VEGAS, NEVADA TO ATTEND THE PUBLIC HOUSING AUTHORITIES DIRECTOR'S ASSOCIATION CONVENTION AND EXHIBITION SCHEDULED FOR JUNE 6 THROUGH 8, 1994

WHEREAS, On June 6 through 8, 1994 the Public Housing Authorities Director's Association (PHADA) will hold an annual convention and exhibition in Las Vegas, Nevada; and

WHEREAS, the 1994 Annual Convention is a great opportunity for housing officials to learn more about the pressing issues that will affect the future of housing agencies; and

WHEREAS, the Authority deems that the presence of Commissioner Jan Allen's attendance at the PHADA convention and exhibition is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The attendance of Commissioner Jan Allen at the aforementioned meeting is hereby ratified.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Geraldine L. Chavis
Legal Counsel

06/09/94
Date

Commissioner Carpeneti moved to adopt Resolution No. 4272 and Commissioner Huggins seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner
NAYS:	None
Not Present for Voting:	Reverend Harry Chuck, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner

Resolution No. 4272 was UNANIMOUSLY ADOPTED.

(m)

RESOLUTION APPROVING REVISIONS TO SAN FRANCISCO HOUSING AUTHORITY PERSONNEL POLICIES AND PROCEDURES TO REVISE PROCEDURAL GUIDELINES FOR THE INVOLUNTARY SEPARATION OF EXECUTIVE STAFF

This resolution was withdrawn from consideration and so indicated under "Approval of Agenda"..

12. EXECUTIVE SESSION:

President Meskunas adjourned to Executive Session at 6:45 p.m. to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

13. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

Commissioner Chuck left the meeting at 8:40 p.m. Commissioner Allen left the meeting at 8:42 p.m.

President Meskunas reconvened the meeting of the Board of Commissioners at 8:43 p.m. She announced that no action had been taken by the Commission in Executive Session.

14. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Juanita Marshall, Plaza East Development
Mary Jones, Westside Courts Development
Waymond Nichols, Potrero Hill Annex
Ann Ingle, Hayes Valley Development
Jeffrey Brenner, Bernal Dwellings Development
Malik Rahim, Bernal Dwellings Development
Nathaniel Burton, Potrero Terrace Development
Margaret Verges

13. ADJOURNMENT:

There being no further business to come before the Commission, Commissioner Huggins moved that the meeting of June 9, 1994 be adjourned at 9:48 p.m. and Commissioner Lee seconded the motion. The motion was UNANIMOUSLY ADOPTED.

The next regular meeting has been scheduled for June 23, 1994 at Rosa Parks Development.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

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6/23/94

SAN FRANCISCO HOUSING AUTHORITY

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June 17, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, June 23, 1994 at the Rosa Parks development, 1251 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JUNE 23, 1994 AT 4:00 P.M., ROSA PARKS DEVELOPMENT, 1251 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, June 23, 1994

1251 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

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10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Commending the San Francisco Housing Authority Track Club.

(b) Resolution - Requesting authorization to accept HUD's offer to administer one hundred (100) Section 8 rental vouchers to be used for families who meet hardship conditions at Geneva Towers and the authority to execute the Annual Contribution Contract

(c) Resolution - Approving 1993 Comprehensive Grant Program Comprehensive Plan and Annual Statement to reprogram $650,000.00 from Bernal Dwellings to Alemany Developments to cover the settlement agreement in the matter of Ultrex Corporation vs. Housing Authority of the City and County of San Francisco and Does 1 Through 50

(d) Resolution - Authorizing the Executive Director to enter into a Memorandum of Agreement between the San Francisco Housing Authority and the Hunter's View Resident Management Council, to afford the residents the opportunity to manage the laundry facility at the development

(e) Resolution - Authorizing the Executive Director to enter into a Memorandum of Agreement between the San Francisco Housing Authority and the Bernal Dwellings Tenant's Association to afford the residents the opportunity to manage the laundry facility at the development

(f)	Resolution	-	Authorizing the Executive Director to enter into a Memorandum of Agreement between the San Francisco Housing Authority and the Hunter's View Resident Management Council to renew the lease of the space at 207 West Point Road
(g)	Resolution	-	Reaffirming at-will status of San Francisco Housing Authority management personnel and revision of procedures relating to suspension and termination of certain management employees
(h)	Resolution	-	To open an account with American Express Card Company for a corporate credit card
(i)	Resolution	-	Approving the 1994 Comprehensive Grant Program Comprehensive Plan amendments and Annual Statement and certifying that the Authority will comply with all applicable Comprehensive Grant Program requirements
(j)	Resolution	-	Authorizing the Executive Director to execute purchase orders for the purchase of semi-gloss latex paint from Sinclair Paint Company and primer from Fuller-O'Brien Paints for stock in an amount not to exceed $152,000.00
(k)	Resolution	-	Authorizing the Executive Director to amend the contract amendment with the Haight Ashbury Free Clinics, Inc. to increase funding to continue substance abuse treatment services at Hunter's View in an amount not to exceed $112,694.00
(l)	Resolution	-	Authorizing the Executive Director to execute a purchase order with the Economic Opportunity Council of San Francisco, Inc. for operation of the San Francisco Head Start Program Day Care Centers at Hunter's View, Plaza East and Westside Developments during the summer months of July and August, 1994 for an amount not to exceed $30,000.00

(m)	Resolution	-	Authorizing the Executive Director to enter into a contract with Hawk Engineers, Inc. for a topographic and utility survey of Housing Development CAL 1-9, Westbrook Apartments, in the amount of $34,900.00
(n)	Resolution	-	Authorizing the Executive Director to enter into a contract with Crown Iron Works for the fabrication and installation of window grilles and gate modification at CAL 1-43, Robert B. Pitts Plaza, in the amount of $118,500.00
(o)	Resolution	-	Authorizing the Executive Director to execute a contract amendment with Morris, Davis & Chan, Certified Public Accountants, in an amount not to exceed $109,500.00
(p)	Resolution	-	Approving the Operating Budget for the period October 1, 1994 to September 30, 1995 covering low income projects under Contract SF-255
(q)	Resolution	-	Adopting a new resident hiring program for the San Francisco Housing Authority
(r)	Resolution	-	To amend the San Francisco Housing Authority's contribution under the Public Employees' Medical and Hospital Care Act

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

A closed session will be held pursuant to Government Code 54956.9(a) to have a conference with Legal Counsel on the existing litigation of *Nguyen et.al. v. SFHA et.al.* Fed. Court Case No. C93-1127 JPV. The Commission will further meet in closed session for conference with Legal Counsel on anticipated litigation. There is significant exposure to litigation pursuant to Government Case 54956.9(b) for three potential cases.

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

The Executive Session will be held at 1251 Turk Street, San Francisco, California.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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6/23/94

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

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Minutes of ~~Regular Meeting~~ Held:
Thursday, June 23, 1994

1251 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 1251 Turk Street, San Francisco, California on Thursday, June 23, 1994 at 4:20 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT:
Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Secretary
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Meskunas read a corrected title for Resolution (j) as shown in the body of the minutes. Commissioner Allen moved to approve the June 23, 1994 Agenda as amended and Commissioner Lee seconded the motion.

The Agenda of June 23, 1994, as amended, was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC SPEAKERS ON AGENDA ITEMS:

Jeri Maxwell, Valencia Gardens Development
Blanca Washington, Bernal Dwellings Development
Dr. Robert Brooks
Ferondus Ellis
Teresa Coleman, Westbrook Development
Louise Vaughn, Geneva Towers Development
Marie Harrison, Geneva Towers Development
Rev. Carter, Hunter's View Development
Mrs. Carter, Hunter's View Development
Ricky Fairley, Cal State Patrol
Ulysses Madison, Local 790
Randall Evans, SFHA employee
Peter Byrne
Malik Rahim
Jeff Branner, Bernal Development
Dorothy Smith, Hunter's View Development

4. APPROVAL OF MINUTES:

Commissioner Huggins moved to approve the minutes of the June 9, 1994 meeting and Commissioner Lee seconded the motion.

The minutes of the meeting held June 9, 1994 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Commissioner Meskunas stated that this is Commissioner Harry Chuck's last Commission Meeting. Mr. Floresca presented Commissioner Chuck with a Certificate of Recognition from Mayor Frank M. Jordan, wherein on the behalf of the people of the City and County of San Francisco he commended and thanked Rev. Harry Chuck on the occasion of his retirement from the San Francisco Housing Authority Commission for 13 years of dedicated service to the residents and citizens of San Francisco.

Commissioner Chuck expressed his appreciation to all of the Staff and Commissioners and to the tenants for the knowledge he received over the years as a Commissioner. He stated that he was very active in the social changes of the 60's and 70's and that these are very exciting times that remind him of that era. Commissioner Chuck continued, stating that in the Chinese tradition when something of significance happens to anyone, the person it happens to usually gives something away. He stated that over the years Jewel Green had been at all the meetings, is a real fighter and has wisdom that she brings with her to the meetings. He presented her with her own gavel, embossed with "Jewel Green, PHTA President", which was accepted by Juanita Marshall, in Ms. Green's absence.

Commissioner Meskunas stated that on behalf of the Commission, it had been a pleasure working with Commissioner Chuck and that he would be missed.

Commissioner Redd announced the passing of Mrs. Walter (Phyllis) Shorenstein on June 22. He said she contributed much to San Francisco, Sacramento and the entire country. He requested through the Chair that the staff send a letter of condolence to Mr. Walter Shorenstein letting him know that tonight's meeting was adjourned in her honor. Commissioner Meskunas confirmed that the meeting would be adjourned in her honor and that the requested letter would be sent.

Commissioner Huggins announced that a course entitled "Owning and Operating a Small Business", is being offered this Fall at Southeast Community College, which might be helpful for RMC's and self-sufficiency in public housing. She also stated that a letter was received from the Golden Gate Branch No. 214, National Association of Letter Carriers, and entered it into the record as follows:

"June 20, 1994

Felipe Floresca
Executive Director
San Francisco Housing Authority
440 Turk Street
San Francisco, CA 94102

Dear Sir:

I am writing this letter in support of private security, hired by and for the Tenants' Associations and Management Corporations in our Housing Developments, and represented by a Labor Union. I also support the idea of paying a stipend to tenants, such as block captains or building captains, who patrol their own neighborhoods. I have talked to various neighborhood organizers who assure me that Letter Carriers would get cooperation and protection from community based security personnel.

The Letter Carriers in these areas are now under a serious and ever increasing threat of violence. For example, this month, one carrier was knifed in the face, and last month a carrier was robbed at gun point. The Postal Service wants to reduce the service into areas considered dangerous; curtailing door to door delivery in favor of neighborhood centralized P.O. boxes. This would be a disaster, especially for our elderlynd disabled citizens.

As an officer of Branch 214 of the National Association of Letter Carriers, I recognize the safety concerns of the Letter Carriers. However, I also see that if we reduce the service to the community, we will be losing valuable jobs for our Union Members. Additionally, a reduction in the quality of Postal delivery service to communities where taxi cabs, busses, pizza delivery and police protection are reduced or non-existent.

clearly would be a signal that we are part of the problem and not part of the solution. Let me state clearly, and for the record, that I am committed to solutions that deal withthe whole picture. Letter Carriers must be allowed to deliver their rounds free from the terror they currently face. Letter Carrier jobs also must be protected, and the community we are sworn to serve, must not be abandoned.

I therefore, strongly suggest that the Housing Authority and you, it's Executive Director, as well as your Commissioners to do all that you can, to empower our local communities, and help create a system of community based, Union operated, private security, and paid neighborhood block captains. A prompt response on this issue would be appreciated, as it is of great concern to the members of our fine Union, and to the good citizens that you and I both are sworn to serve.

/s/Tony Gallardo
Vice President

cc: The Housing Authority Commissioners"

Commissioner Huggins also announced that a candlelight vigil will be held at City Hall on June 24 at 8:00 p.m. for Miss Alexis McNeal, who was murdered in her home in Bayview Hunter's Point. She asked for all to be there to remember her.

Commissioner Allen said she would give a report at the next Commission meeting on her Las Vegas trip to attend the 1994 PHADA Convention.

6. REPORT OF SECRETARY:

Secretary Floresca read the following report which outlines the Mission statement and the goals of the Housing Authority over the next four years.

"DATE: June 23, 1994
TO: SFHA Commissioners
FROM: Felipe M. Floresca
Executive Director
SUBJECT: Secretary's Report

Over the past Commission meetings, I have submitted reports on the re-organization of the San Francisco Housing Authority (SFHA). I have consulted with Commissioners, residents and staff throughout this transition. As promised, the following mission goals are outlined for implementation over the next four years. These four goals draw on the suggestions of residents who have participated on our various task forces, recommendations of staff who participated in Agency retreats and insight from the Federal and Municipal Government.

I will meet these goals with a clear sense that we must work toward a balanced budget. With the reality that we face a potential reduction of $1.2 million from HUD in operating subsidy, we must be more fiscally prudent. The Board of Commissioners has taken a strong stand on fiscal controls and I respect their position.

GOAL I: TRANSFORMING PUBLIC HOUSING INTO NEIGHBORHOOD HOUSING

- Modernizing Distressed Properties

  The SFHA will be rehabilitating Sunnydale, Plaza East and Bernal Dwellings as part of our Comprehensive Modernization and Urban Revitalization Programs. If allowed to receive advanced funding from HUD, the Agency will address other modernization projects.

- Replacing Basic Systems and Re-tooling Maintenance

  The SFHA is establishing a Maintenance Working Group to address our severe maintenance deficiencies. The Agency has within its five-year Comprehensive Grant Plan, major efforts to replace systems, like plumbing and sewers, and other repairs. These replacements support preventive maintenance measures. The working group will devise a plan for overhauling our maintenance process and explore a better use of crafts for emergency and cyclical repair, and preventive maintenance. Major repairs are planned for all our Developments.

- Mixed-Income Housing

  The SFHA is planning on rehabilitating the Hayes Valley and North Beach Developments as part of mixed-income housing. The Agency will be working closely with the Mayor's Office of Housing to explore creative financing of low income tax credits, Section 8, AFL-CIO pension funds and Fanniemae.

  In addition, the agency has responded to HUD's request to assist in the relocation of residents of Geneva Towers through the Section 8 program. If such a plan is adopted, we will be relocating Geneva Towers residents in cooperation with HUD. The Mayor's Visitation Valley Task Force will be closely consulted throughout the relocation process. Additionally, something overlooked for some time is a way to better integrate seniors living with the disabled. HUD is asking us to look at designated housing as a way to house seniors and the disabled.

GOAL II: FOSTERING RESIDENT EMPOWERMENT

- Building City-wide and Local Resident Organizations

  The SFHA is negotiating new memorandums of understanding (MOU's) with the

Public Housing Tenant's Association and City-Wide Seniors Association. The Agency will work with both organizations to review policies and initiatives which we formulate. The Agency will support on-going capacity-building of resident organizations and resident management corporations (RMC's). The Agency will be hosting a HUD state-wide resident initiatives workshop scheduled for July 11-13. The workshop will address a new HUD rule concerning resident elections, standard by-laws, etc. Also, the workshop will review the variety of programs to be offered by HUD's Office of Resident Initiatives (ORI). It is my goal to have the officers of local resident organizations form a city-wide Resident Empowerment Council (REC). Also, our capacity must be addressed, to advocate for the rights of seniors and the disabled. The Agency will be working with the Mayor's Office on Aging.

- Creating Resident-Owned Businesses

The SFHA will be utilizing its Section 3 Technical Assistance Grant to leverage resources from HUD's Community Block Grant (CDBG) program to open a resident-owned business Economic Opportunity Center at Alemany. The Agency will be working with several programs that prepare interested groups for business; i.e., WISE, SEED, COPE and other support programs. It is our goal to offer small grants and loans by October 1.

- Supporting Resident Management

The SFHA will continue to support Resident Management Councils (RMC's) in their capacity-building. The Agency supports the development of dual management as evidenced in Hunter's View. We will support such efforts as funding permits through TAG and the Tenant Opportunity Program. Hunter's View is a prime example of resident capacity-building.

As we support empowerment, we will draw on the leadership of residents we hire into management positions and the 25 resident empowerment coordinators.

GOAL III: INVESTING IN PEOPLE

- Programming for Welfare Reform

The SFHA is not an Agency in the Social Service business. It cannot solve the problems of poverty and lack of human services. It can only make modest attempts to have the quality of life of residents and their vested interest family/relations improve through education and job development. This summer we will have about 500 young residents of public housing employed and enhancing their skills through a cooperative program with the San Francisco Unified School District and the Private Industry Council (PIC). The Agency will

be working with institutions like Ella Hill Hutch Center, Operation Contact, San Francisco Educational Services, San Francisco State University and others to get as many residents in school and in employment training programs. We will be requesting funding to establish a family investment center at Potrero Hill.

Our Agency's Resident Hiring Committee has put together a procedures guide and manual so that we can enter into MOU's with organized labor and business to train and hire residents and their vested interest family/relations. We will start by working on an AFL-CIO carpenters-painters public housing partnership with the Unified School District, Private Industry Council, San Francisco Redevelopment Agency, Mayor's Office on Youth, Mayor's Office of Community Development, and others to be one of ten model cities to ensure job development. There is a great deal more to be done; but we will do our modest part. We have passed a rent ceiling resolution which is awaiting HUD approval so residents' rent is not affected by employment. We will be submitting a major proposal under the Youth Employment and Skills Program.

- Supporting Local Economic Development

The SFHA will be working closely with the black churches, local business, Mayor's Office of Community Development, The San Francisco Redevelopment Agency and others to ensure that minority-owned businesses are not displaced when mixed-income housing is created. Minority-owned and resident-owned businesses have the potential of developing side by side. Resident-owned laundromats and pay phone concessions should become a symbol of resident economic initiatives. Community credit unions and mini-markets can become a symbol of community-bases business. We intend to work closely with neighborhood groups to address economic redlining and why banks, supermarkets and other businesses are not in a number of neighborhoods where public housing is located. Westbrook represents a major focus to be part of the City's Federal Enterprise Zone initiative.

- Addressing Housing for the Homeless and People Living with AIDS

The SFHA has applied for Section 8 subsidy to provide housing for the homeless and people living with AIDS. The Agency has also submitted a proposal to HUD to address housing for people living with AIDS. This proposal was developed by a broad-based coalition of Gay/Lesbian/Transexual organizations. As we commemorate 25 years since Stonewall, we would be remiss not to acknowledge that we have not met the needs of our gay population and those living with AIDS.

While investing in people, we must realize that racial violence and intolerance is

unacceptable. We will be cooperating with HUD to convene a hearing on racially-motivated violence. The Agency meets with the Asian Law Caucus, the Latino Housing Coalition, and others, to address multi-culturalism. The Multi-Cultural Arts Center at Valencia Gardens testifies to the importance of diversity.

GOAL IV: PROMOTING DRUG FREE AND CRIME FREE ZONES

- Nurturing Community Policing Efforts

The Public Safety Task Force composed of residents, the police, firefighters, juvenile justice planners, city agency commissioners, the Postmaster and community leaders met over ten meetings. The outcome was a Housing Authority Community Policing Policy which accepts the S.F. Police Department proposal and adds a number of resident pilot projects. In September the pilot projects will be reviewed for funding through HUD's Community Partnership Against Crime (COMPAC) Program. At the request of Senator Barbara Boxer, our Community Policing Policy was submitted to the U.S. Senate as the only one of its kind in the nation.

- Supporting Ex-Offender Initiatives

The SFHA convened a meeting with the Glide Church to discuss an ex-offender program. We will be working with Glide to address Narcotics Anonymous and Alcoholics Anonymous programs. The Agency plans to cooperate with the City's Victim Assistance Program and the Mayor's Office on Juvenile Justice. We have cooperated, in particular, on gang prevention activities with this office.

- Endorsing Local Law Enforcement Strategies

The SFHA supports the San Francisco Police Department and HUD's Operation Safe Home to make public housing safe. Although the Agency is opposed to extraordinary measures like "warrantless searches", we support local enforcement strategies of common area sweeps and eviction prosecution for drug trafficking, probation violation and weapon offenses. We support the efforts of the police and other law enforcement agencies to address these problems. It is not acceptable to have residents living in fear in public housing. Of course, these efforts need the support of resident block captains, tenant patrols, and community support to rid public housing of violence and crime. To begin the process, we have about 20 young public housing residents working on "A Summer of Safety" to promote community public safety. The project includes 50 other city-wide participants and is funded by the Corporation on National and Community Service.

These goals outline a mission that needs the continued leadership of our commission; the participation of residents; the ongoing cooperation of government; and the involvement of neighborhood groups, organized labor, business and civic/church organizations."

Mr. Floresca stated that he was submitting his report for the record and that at the next meeting it would be outlined in a Mission statement with four goals for the general public.

Commissioner Allen stated she felt Mr. Floresca's report was good and well received but that she feels that sweeps are not necessary unless there is a lot of crime is involved; if the San Francisco Police Department is on a million dollar payroll, it shouldn't get so bad that they would have to so sweeps and possibly hurt maybe those on payroll or on 1035 or have a problem. To do parole sweeps on the scanner or any other type of sweep is emotional and hopes that this HA, this Commission and tenants do not become encumbured by them, enamoured by them or even to help them; it will hurt the children.

Commissioner Lee said that he also did not believe in the sweeps, that it hurts people, hinders not only the residents, but also the people that work out there to do the work for the residents.

Felipe Floresca commented that the sweeps have been happening all along, the Police Department can sweep without asking us based on probation violators. Before the Police Department entertains doing sweeps, that they check when we set up our community policing because the sweeps will happen, they are within their rights under local laws to sweep public housing.

Commissioner Lee wanted to go on record that he is opposed to sweeps, and that it is troublesome.

Commissioner Allen spoke on violence toward letter carriers. She said that if the Police were present in the neighborhoods, this wouldn't happen and questioned why anyone would subject tenants to sweeps.

Commissioner Huggins stated that if residents wished to use private security companies as opposed to the San Francisco Police Department, a letter should be sent now to the Authority requesting that their organization be considered. She said that if the Payment in Lieu of Taxes (P.I.L.O.T.) is waived by the Board of Supervisors, we will have the appropriate funds to contract directly with these companies.

7. COMMITTEE REPORT:

Commissioner Chuck reported that the Finance Committee met on June 16 to discuss Resolution (p), the Operating Budget for 1994-95. He said the Commission received comments from the public and a great deal of interpretation and clarification from the staff. A number of revisions were made and on behalf of the Committee, he thanked the members of the staff who spent time with the Commissioners working on the budget.

Commissioner Carpeneti reported on the Site and Design Committee Meeting, which met today, June 23, at 2:30 p.m. The next scheduled meeting will be July 28 at 2:30 p.m. before the next Commission meeting. Resolutions (c), (i), (m) and (n) were discussed and the Committee unanimously urges the Board pass those resolutions. Architects from Marquis Associates (who designed the Rosa Parks Development), for the Sunnydale modernization, were at the meeting, and the open house will be in July. The final matter was the MROP, which involves our rating with HUD. He also stated that a two-page questionnaire was available to the residents of Sunnydale so they can have direct input as to their preferences regarding the model units.

Commissioner Huggins requested that the vandalism that is occurring during the night while developments are being rehabilitated (specifically at Potrero Hill) be included on the next Site and Design Committee Agenda. She inquired about the time schedule for the Sunnydale Model Building, and Commissioner Carpeneti stated that the projected start is six months, projected completion is another 18 months, for a total of two years.

Michael Kelly addressed the Commission and explained that the model building. The model building is nearing completion. A resident and neighborhood open house is tentatively set for July 20, pending availability of the Mayor. At the open house survey forms will be distributed. Based on input from the survey forms, the final designs will be modified and the project will go out to bid.

Commissioner Huggins reported on the Resident Hiring Committee, stating that the Committee met Wednesday, June 22 at 11:00 a.m., and that the next meeting will be on June 30 at 5:00 p.m. She said that the Committee had worked very hard and as a result, Resolution (q) appears on today's Agenda. A resident survey has been mailed and she encouraged the residents to complete and mail them to the SFHA.

8. REPORT OF COUNSEL:

Geraldine L. Chavis stated that she had submitted her report in writing. She stated that she had asked the Commission for an Executive Session to discuss pending and anticipated litigation matters. The pending litigation matter is Nguyen et.al. v. the SFHA

et.al. Federal Court Case No. C931127.JPV and the Executive Session is authorized to discuss this matter under Government Code No. 54956.9a. The anticipated litigation concerns facts and circumstances surrounding a major re-organization of the San Francisco Housing Authority, which has resulted in the termination and abolishment of positions. An Executive Session is authorized to discuss this matter under Government Code 54956.9b.

9. TENANT REPRESENTATIVE REPORT:

Juanita Marshall read the PHTA report, which requested of the Commission that the Grievance Procedure, wherein all complaints concerning residents (transfers, maintenance, security, elections, etc.) be referred to PHTA. She further stated that PHTA was previously involved in this type of decision making, and said that if the Grievance Procedure is given to PHTA, it would not be necessary for resident complaints to be discussed at the Commission Meetings.

Cleo Wallace and Mary Rogers, retired SFHA employees, expressed opposition to Resolutions (p) and (r) as they said both the PHTA, on Resolution (p), and the SFHA retirees, on Resolution (r) had not had the opportunity to review these resolutions prior to voting. Cleo Wallace requested that this meeting also be adjourned in the memory of S.F.P.D. Officer Will Battle, who recently passed away, and that a letter of condolence be sent to his family.

Anne Mackey, President of Senior/Disabled Citizens Citywide Council, reported that work has begun on a Memorandum of Understanding with the SFHA.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a)

RESOLUTION NO. 4273

RESOLUTION COMMENDING THE SAN FRANCISCO HOUSING AUTHORITY TRACK CLUB

WHEREAS, the San Francisco Housing Authority Track Club is now in its second year of existence offering challenging alternatives to the youth of San Francisco who are in need of male role models and constructive activities; and

WHEREAS, the San Francisco Housing Authority Track Club has proven its success on the field of play with impressive showings in the Pacific Association of the Junior Olympics National Track and Field Championship; and

WHEREAS, the SFHA Track Club placed third in the 4 by 100 relay race with a time of 53.80 in the Bantam Boys Division of the National Junior Olympics Championships in Louisiana in a field of over 100 clubs; and

WHEREAS, the SFHA Track Club has the good fortune of being trained and coached by Paul Jones Sr., Jimmy "Coach" McNeal, Duane Breaux and Ken Block, who have given tireless of themselves in an effort to better the skills of the club;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT;

This Commission extends to the SFHA Track Club its appreciation and honor and further extends its best wishes for continued success.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Redd moved to adopt Resolution (a) and Commissioner Huggins seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4273 was UNANIMOUSLY ADOPTED.

(b)

RESOLUTION REQUESTING AUTHORIZATION TO ACCEPT HUD'S OFFER TO ADMINISTER ONE HUNDRED (100) SECTION 8 RENTAL VOUCHERS TO BE USED FOR FAMILIES WHO MEET HARDSHIP CONDITIONS AT GENEVA TOWERS AND THE AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with the programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on June 2, 1994, the Department of Housing and Urban Development (HUD) advised the San Francisco Housing Authority that they are providing funding for Section 8 Rental Vouchers for one hundred (100) families at Geneva Towers who meet HUD's hardship conditions.

WHEREAS, the authority desires to accept this offer and administer these Rental Vouchers on behalf of these families and the authority to execute the Annual Contributions Contracts by the Executive Director of the San Francisco Housing Authority must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions contracts for Section 8 Rental Vouchers for one hundred (100) families at Geneva Towers who meet HUD's hardship conditions.

2. This Resolution shall take effect immediately.

Approved as to form:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Huggins moved to table Resolution (b) and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

The motion to table Resolution (b) was UNANIMOUS.

Commissioner Meskunas asked that staff provides answers to the inquiries raised during public comment, and asked that staff explain why 100 vouchers are being discussed rather than the 250 needed.

(c)

RESOLUTION NO. 4274

RESOLUTION APPROVING 1993 COMPREHENSIVE GRANT PROGRAM COMPREHENSIVE PLAN AND ANNUAL STATEMENT TO REPROGRAM $650,000.00 FROM BERNAL DWELLINGS TO ALEMANY DEVELOPMENTS TO COVER THE SETTLEMENT AGREEMENT IN THE MATTER OF ULTREX CORPORATION VS. HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND DOES 1 THROUGH 50

WHEREAS, the Authority agreed to a settlement and mutual release with Ultrex Corporation regarding alleged construction delay claims associated with the comprehensive modernization project at the Alemany Development, CAL 1-16, in the amount of $650,000.00 and;

WHEREAS, the Authority has identified funds to cover the cost through reprogramming of the 1993 Comprehensive Grant Program; and

WHEREAS, Bernal Dwelling Development, CAL 1-5, has been designated as an Urban Revitalization demonstration (URD); and

WHEREAS, the Alemany Development, CAL 1-16, will be added to the 1993 Comprehensive Grant Program Comprehensive Plan; and

WHEREAS, as a requirement of this program, the San Francisco Housing Authority Commission must approve the Comprehensive Plan Amendments and Annual Statements and must certify that the Authority will comply with the following program requirements:

1. The Authority will comply with all policies, procedures, and requirements prescribed by HUD for modernization,m including implementation of the modernization in a timely, efficient, and economical manner;
2. The Authority has established controls to ensure that any activity funded by the CGP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity;
3. The Authority will not provide to any development more assistance under the CGP than is necessary to provide affordable housing, after taking into account other government assistance provided;
4. The proposed physical work will meet the modernization and energy conservation standards under 24 CFR968.115 or 24 CFR905.603;
5. The proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved Comprehensive Plan of the Authority;
6. The Authority will comply with applicable civil rights requirements under 24 CFR968.110(a) or 24 CFR905.115, and, where applicable, will carry out the Comprehensive Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973;
7. The Authority has adopted the goal of awarding a specified percentage of the dollar value of the total of the modernization contracts, to be awarded during subsequent FYs, to minority business enterprises and will take appropriate affirmative action to assist resident-controlled and women's business enterprises under 24 CFR968.110(b);
8. The Authority has provided HUD with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR968.110(c), (d) and (m) or 24 CFR905.120(a), (b) and (j), and will not obligate, in any manner, the expenditure of CGP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until the Authority receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities;
9. The Authority will comply with the wage rate requirements under 24 CFR968.110(e) and (f) or 24 CFR905 120(c) and (d);
10. The Authority will comply with the relocation assistance and real property acquisition requirements under 24 CFR968.110(g) or 24

CFR905.120(e);

11. The Authority will comply with the requirements for physical accessibility under 24 CFR968.110(h) or 24 CFR905.120(f);
12. The Authority will comply with the requirements for access to records and audits under 24 CFR968.110(i) or 24 CFR905.120(g);
13. The Authority will comply with the uniform administrative requirements under 24 CFR968.110(j) or 24 CFR905.120(h);
14. The Authority will comply with lead-based paint testing and abatement requirements under 24 CFR968.110(k) or 24 CFR905.120(j);
15. The Authority has complied with the requirements governing local government and resident participation in accordance with 24 CFR968.320(b) and (c), 968.330(d) and 968.340 or 24 CFR905.672(b) and (c), 905.678.(d) and 905.684, and has given full consideration to the priorities and concerns of local government and residents, including any comments which were ultimately not adopted in preparing the Comprehensive Plan/Annual Statement and any amendments thereto;
16. The Authority will comply with the special requirements of 24CFR968.3109(d) or 24 CFR905.666(d) with respect to a homeownership development;
17. The Authority will comply with the special requirements of 24 CFR968.235 with respect to a Section 23 leased housing bond financial development; and
18. The PHA will meet the needs identified in its transition plan for Section 504 by December 31, 1993.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority Commission approves the 1993 Comprehensive Grant Program Comprehensive Plan and Annual Statement to reprogram $650,000.00 from Bernal Dwelling to Alemany Developments to cover the settlement agreement in the matter of "Ultrex Corporation vs. Housing Authority of the City and County of San Francisco and does 1 through 50".

2. The President of the Commission is authorized to execute the Department of Housing and Urban Development form HUD-52836, stating the Commission's approval of the Comprehensive Plan and Annual Statement and that the Authority will comply with the requirements of the Comprehensive Grand Program.

3. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Carpeneti moved to adopt Resolution No. 4274 and Commissioner Chuck seconded the motion.

Commissioner Allen said she was opposed to this Resolution and Commissioner Meskunas asked for clarification from staff. Mr. Michael Kelly said that this settlement was discussed in Executive Session and was contingent upon HUD approval. Funding to cover this settlement will come from the 1993 Comp Grant funding for Bernal Dwellings modernization. Funding that was previously allocated to Bernal from the Comp Grant Program for modernization will be re-programmed to address other physical improvement activities throughout public housing including the payment for this settlement of the Ultrex lawsuit because Bernal was designated as an URD Site and will receive over $24,000,000 for it's complete demolition and reconstruction. Mr. Kelly stated that all urgently needed health and safety matters that will be required at Bernal prior to demolition will be addressed by the Authority through the Comp Grant allocation for Bernal. The Authority will meet with residents to determine those urgently needed items.

Further discussion ensued on this matter and the vote was taken.

The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	Jan Allen, Commissioner

Resolution No. 4274 was ADOPTED.

(d)

RESOLUTION NO. 4275

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE HUNTER'S VIEW RESIDENT MANAGEMENT COUNCIL TO AFFORD THE RESIDENTS THE OPPORTUNITY TO MANAGE THE LAUNDRY FACILITY AT THE DEVELOPMENT

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse economic development opportunities for the residents that live in public housing; and

WHEREAS, the Hunter's View Resident Management Council is the duly elected representative group of the Hunter's View Development; and

WHEREAS, the residents of Hunter's View and the San Francisco Housing Authority have written a Memorandum of Agreement to afford the residents the opportunity to manage the laundry facility.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Agreement (Attachment A) between the San Francisco Housing Authority and the Hunter's View Resident Management Council, under the conditions indicated in the Memorandum of Agreement, toward the mutual goal of economic development for residents.

2. The Executive Director is authorized to take the appropriate steps to implement the Memorandum of Agreement.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Redd moved to adopt Resolution No. 4275 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4275 was UNANIMOUSLY ADOPTED.

(e)

RESOLUTION NO. 4276

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE BERNAL DWELLINGS TENANT'S ASSOCIATION TO AFFORD THE RESIDENTS THE OPPORTUNITY TO MANAGE THE LAUNDRY FACILITY AT THE DEVELOPMENT

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse economic development opportunities for the residents that live in public housing; and

WHEREAS, the Bernal Dwellings Tenant's Association is the duly elected representative group of the Bernal Dwellings Development; and

WHEREAS, the residents of Bernal Dwellings and the San Francisco Housing Authority have written a Memorandum of Agreement to afford the residents the opportunity to manage the laundry facility;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Agreement (Attachment A) between the San Francisco Housing Authority and the Bernal Dwellings Tenant's Association, under the conditions indicated in the Memorandum of Agreement, toward the mutual goal of economic development for residents.

2. The Executive Director is authorized to take the appropriate steps to implement the Memorandum of Agreement.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Huggins moved to adopt Resolution No. 4276 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4276 was UNANIMOUSLY ADOPTED.

(f)

RESOLUTION NO. 4277

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE HUNTER'S VIEW RESIDENT MANAGEMENT COUNCIL TO RENEW THE LEASE OF THE SPACE AT 207 WEST POINT ROAD

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse resident management opportunities for the residents that live in public housing; and

WHEREAS, the Hunter's View Resident Management Council is the duly elected representative group of the Hunter's View Development; and

WHEREAS, the residents of Hunter's View and the San Francisco Housing Authority have written a Memorandum of Agreement to lease the office space at 207 West Point Road;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Agreement (Attachment A) between the San Francisco Housing Authority and the Hunter's View Resident Management Council, under the conditions indicated in the Memorandum of Agreement.

2. The Executive Director is authorized to take the appropriate steps to implement the Memorandum of Agreement.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Huggins moved to adopt Resolution No. 4277 and Commissioner seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: Jan Allen, Commissioner

Resolution No. 4277 was ADOPTED.

(g)

RESOLUTION NO. 4278

RESOLUTION REAFFIRMING AT-WILL STATUS OF SAN FRANCISCO HOUSING AUTHORITY MANAGEMENT PERSONNEL AND REVISION OF PROCEDURES RELATING TO SUSPENSION AND TERMINATION OF CERTAIN MANAGEMENT EMPLOYEES

WHEREAS, new management positions have been or will be created by the San Francisco Housing Authority and others have been eliminated since the Commission adopted Resolution No. 3749 on February 13, 1992 reaffirming Resolution No. 2744; and

WHEREAS, the Commission wishes to reaffirm that occupants of those positions and of the remaining management positions listed in the above Resolutions serve at the discretion of the Executive Director and that certain provisions of the Personnel Policies and Procedures of the San Francisco Housing Authority do not apply to occupants of the positions; and

WHEREAS, court decisions have impacted upon procedural steps to be followed in terminating public employees:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. This resolution rescinds and supersedes San Francisco Housing Authority Resolution Nos. 2744 and 3749.

2. Persons occupying the following management positions serve at the sole discretion of the Executive Director of the San Francisco Housing Authority. Those employees occupying the positions are at-will employees of the San Francisco Housing Authority.

Chief of Staff
Chief of Operations
Chief Financial Officer
Internal Auditor
Director of Municipal and State Governmental Affairs
Director of Community Relations
Intergovernmental Affairs Coordinator
Director of Human Resources
Director of Grants & Program Development
Legal Counsel
Assistant Legal Counsel

Director of Public Safety
Director of Policy & Development
Director of Planning, Design & Modernization
Director of Conventional Housing
Director of Leased Housing
Director of Resident Initiatives
Director of Finance
Director of Auditing & Compliance
Controller
Affirmative Action Compliance Officer
Director of Maintenance
Maintenance Superintendent
Director of MIS
Materials Manager
Assistant Director of Subsidized Housing
Construction Manager
Construction Cost Estimator
Manager, Power Plant Operation
Delinquent Rent Manager
District Manager
Senior Industrial Hygienist

Management employees occupying positions delineated in Resolution Nos. 2744 and 3749, and employees occupying successor positions to those listed herein, shall also serve at the Executive Director's sole discretion and shall be at-will employees of the San Francisco Housing Authority.

3. Suspension and Termination. In the event of the suspension or termination of employment by the Executive Director, an affected employee will be provided with:

a. Written notice of the intended action;

b. Notice of the reasons for the intended action;

c. A copy of all charges and material on which the action will be based;

d. The opportunity to make a response, either orally or in writing, to the Executive Director or his designee.

In cases where the Executive Director determines that immediate termination is required, the steps set forth in (a.-d.) above need not be followed; provided, however, that said procedure shall be carried out as soon as practicable after the termination.

4. Except as provided in Paragraph 5 below, employees in the positions delineated in Paragraph 2 above shall have no administrative appeal beyond the Executive Director.

5. In a case of termination for misconduct, or as otherwise required by the Federal or State Constitutions or applicable law, the employee so affected shall be entitled to a hearing to refute the charges and to clear his or her name. Said hearing shall be conducted by the Board of Commissioners of the San Francisco Housing Authority or by an independent factfinder designated by the Commission. Termination for poor performance, inability or incompetency shall not entitle an employee to a hearing, unless otherwise required by applicable law.

6. With the exception of the provisions dealing with layoffs and classifications abolishment, the Authority reaffirms that the provisions of Sections II-016 and II-017 of the Personnel Policies and Procedures of the San Francisco Housing Authority are not applicable to employees occupying any of the positions covered by this Resolution, and this Resolution governs over Sections II-016 and II-017 of the Personnel Policies and Procedures.

7. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Huggins moved to adopt Resolution No. 4278 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4278 was UNANIMOUSLY ADOPTED.

(h)

RESOLUTION NO. 4279

RESOLUTION AUTHORIZING THE PROCUREMENT OF CORPORATE CREDIT CARD FOR SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, the Executive Director of the Authority is authorized to incur business-related expenses in the course of discharging his duties and is required to spend funds on behalf of the Authority; and

WHEREAS, the use of a major credit card would be the most practical and convenient way for the Executive Director to charge business expenses; and

WHEREAS, American Express Company, Inc., a financial institution, is willing and able to accept an application from the Authority for a major credit.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Felipe Floresca, Executive Director and Barbara Meskunas, President of the Board of Commissioners, of San Francisco Housing Authority (hereinafter SFHA) are hereby authorized, on behalf of an in the name of SFHA to make an application and open an account with American Express Company for a Corporate Card, without security, and (1) be bound by the terms and conditions of the agreement governing the use of the card; (2) assume responsibility for all purchases or charges made to the card account; and (3) agree to pay American Express for all obligations incurred or purchases made by the authorized user(s) of the card:

2. The maximum amount of total charges that may be made to the card up to September 30, 1995 is $10,000.00.

3. The credit cards will be used for business-related expenses only.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Huggins moved to adopt Resolution No. 4279 and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

At the Commission's inquiry, Mr. Floresca explained that this credit card would be used to make travel reservations for Commissioners, Residents and Staff as he has been using his personal credit card, and that this would be the only company credit card.

Resolution No. 4279 was UNANIMOUSLY ADOPTED.

(i)

RESOLUTION NO. 4280

RESOLUTION APPROVING THE 1994 COMPREHENSIVE GRANT PROGRAM COMPREHENSIVE PLAN AMENDMENTS AND ANNUAL STATEMENT AND CERTIFYING THAT THE AUTHORITY WILL COMPLY WITH ALL APPLICABLE COMPREHENSIVE GRANT PROGRAM REQUIREMENTS.

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an Application for Fiscal Year 1993 Comprehensive Grant Program funding in the projected amount of $21,759,475.00; and

WHEREAS, the Authority is in need of such funding to address critical management and physical problems; and

WHEREAS, as a requirement of this program, the San Francisco Housing Authority Commission must approve the Comprehensive Plan Amendments and Annual Statement and must certify that the Authority will comply with the following program requirements:

1. The Authority will comply with all policies, procedures, and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient, and economical manner;

2. The Authority has established controls to ensure that any activity funded by the CGP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity;
3. The Authority will not provide to any development more assistance under the CGP than is necessary to provide affordable housing, after taking into account other government assistance provided;
4. The proposed physical work will meet the modernization and energy conservation standards under 24 CFR968.115 or 24 CFR905.603;
5. The proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved Comprehensive Plan of the Authority;
6. The Authority will comply with applicable civil rights requirements under 24 CFR968.110(a) or 24 CFR905.115, and, where applicable, will carry out the Comprehensive Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973;
7. The Authority has adopted the goal of awarding a specified percentage of the dollar value of the total of the modernization contracts, to be awarded during subsequent FFYs, to minority business enterprises and will take appropriate affirmative action to assist resident-controlled and women's business enterprises under 24 CFR968.110(b);
8. The Authority has provided HUD with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR968.110(c), (d) and (m) or 24 CFR905.120(a), (b), and (j), and will not obligate, in any manner, the expenditure of CGP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until the Authority receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities;
9. The Authority will comply with the wage rate requirements under 24 CFR968.110(e) and (f) or 24 CFR905 120(c) and (d);
10. The Authority will comply with the relocation assistance and real property acquisition requirements under 24 CFR968.110(g) or 24 CFR905.120(e);
11. The Authority will comply with the requirements for physical accessibility under 24 CFR968.110(h) or 24 CFR905.120(f);
12. The Authority will comply with the requirements for access to records and audits under 24 CFR968.110(i) or 24 CFR905.120(g);

13. The Authority will comply with the uniform administrative requirements under 24 CFR968.110(j) or 24 CFR905.120(h);
14. The Authority will comply with lead-based paint testing and abatement requirements under 24 CFR968.110(k) or 24 CFR905.120(j);
15. The Authority has complied with the requirements governing local government and resident participation in accordance with 24 CFR968.320(b) and (c), 968.330(d) and 968.340 or 24 CFR905.672(b) and (c), 905.678(d) and 905.684, and has given full consideration to the priorities and concerns of local government and residents, including any comments which were ultimately not adopted in preparing the Comprehensive Plan/Annual Statement and any amendments thereto;
16. The Authority will comply with the special requirements of 24CFR968.3109(d) or 24 CFR905.666(d) with respect to a homeownership development;
17. The Authority will comply with the special requirements of 24CFR968.235 with respect to a Section 23 leased housing bond financial development; and
18. The PHA will meet the needs identified in its transition plan for Section 504 by December 31, 1993.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority Commission approves the 1994 Comprehensive Grant Program Comprehensive Plan Amendments and Annual Statement.

2. The President of the Commission is authorized to execute the Department of Housing and Urban Development form HUD-52836, stating the Commission's approval of the Comprehensive Plan and Annual Statement and that the Authority will comply with the requirements of the Comprehensive Grant Program.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Huggins moved to adopt Resolution No. 4280 and Commissioner Carpeneti seconded the motion.

At Commissioner Huggins' request, Mr. Michael Kelly gave a brief report on this Resolution, which was approved by the Site and Design Committee. Mr. Kelly discussed the resident and public involvement in the process of developing the application. Commissioner Meskunas and Commissioner Lee both expressed concern over the strategies and priorities that were used as a basis for this application and Mr. Kelly assured the Commission that those priorities would be revisited during 1995's Comp Grant appliation process. Commissioner Meskunas commended the Authortiy for the levels of resident involvement involved in the process.

The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4280 was UNANIMOUSLY ADOPTED.

(j)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE AND DELIVERY OF SEMI-GLOSS LATEX PAINT FROM SINCLAIR PAINT COMPANY FOR STOCK IN AN AMOUNT NOT TO EXCEED $145,000.00

President Meskunas stated that this resolution would be postponed at the request of staff for further revisions.

(k)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE CONTRACT AGREEMENT WITH THE HAIGHT ASHBURY FREE CLINICS, INC. TO INCREASE FUNDING TO CONTINUE SUBSTANCE ABUSE TREATMENT SERVICES AT HUNTER'S VIEW IN AN AMOUNT NOT TO EXCEED $112,694.00

WHEREAS, the Authority entered into a contract agreement with the Haight Ashbury Free Clinics, Inc. on February 16, 1993, to provide substance abuse treatment services at Hunter's View; and

WHEREAS, at Hunter's View, a 24-hour drug free residential program and broad-base day treatment environment is provided for up to ten families, in a twelve unit complex located in the development; and

WHEREAS, additional funds are requested to continue substance abuse treatment services for a period not to exceed December 31, 1994; and

WHEREAS, the Authority absolves itself of any future funding responsibility for the continuation of this program after December 31, 1994; and

WHEREAS, funding for the services described herein is provided for in the 1992 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION ON THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract amendment with Haight Ashbury Free Clinics, Inc. to provide funding for substance abuse treatment services in an amount not to exceed $112,694.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Huggins moved adopt Resolution (k) and Commissioner Carpeneti seconded the motion.

Discussion ensued and Commissioner Huggins made a motion to amend Resolution (k) providing that if the Resolution does not pass that the residents be provided space and be allowed to continue in the program until which time the RMC can secure a service provider of their choosing. Commissioner Meskunas seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

The amendment to Resolution (k) was UNANIMOUSLY ADOPTED.

Discussion followed and the vote was taken:

AYES:	Richard Carpeneti, Vice President Hadie Redd, Commissioner
NAYS:	Barbara R. Meskunas, President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Larry K. Lee, Commissioner

Resolution (k) did not pass.

(l)

RESOLUTION NO. 4281

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH THE ECONOMIC OPPORTUNITY COUNCIL OF SAN FRANCISCO, INC. FOR OPERATION OF THE SAN FRANCISCO HEAD START PROGRAM DAY CARE CENTERS AT HUNTER'S VIEW, PLAZA EAST AND WESTSIDE COURTS DEVELOPMENTS DURING THE SUMMER MONTHS OF JULY AND AUGUST, 1994 FOR AN AMOUNT NOT TO EXCEED $30,000.00

WHEREAS, the Economic Opportunity Council of San Francisco, Inc. operates a Head Start program, providing educational and childcare services at Hunter's View, Plaza East and Westside Courts Developments during the school year; and

WHEREAS, the Authority wishes to prevent the interruption of the Head Start program/childcare centers at Hunter's View, Plaza East and Westside Courts; and

WHEREAS, the Economic Opportunity Council of San Francisco, Inc. will maintain the Head Start program at Hunter's View, Plaza East, and Westside Courts from July 5, 1994 to August 16, 1994; and

WHEREAS, the Authority wishes to make payment to the Economic Opportunity Council of San Francisco, Inc. for these services; and

WHEREAS, funding for the services stated above has been made available from the Authority's 1992 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with the Economic Opportunity Council of San Francisco, Inc. to maintain Head Start services at Hunter's View, Plaza East, and Westside Courts Developments from July 5 to August 16, 1994, in an amount not to exceed $30,000.00.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine Chavis
Legal Counsel

06/23/94
Date

Commissioner Chuck moved to adopt Resolution No. 4281 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner

Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4281 was UNANIMOUSLY ADOPTED.

(m)

RESOLUTION NO. 4282

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH HAWK ENGINEERS, INC. FOR A TOPOGRAPHIC AND UTILITY SURVEY OF HOUSING DEVELOPMENT CAL 1-9, WESTBROOK APARTMENTS, IN THE AMOUNT OF $34,900.00

WHEREAS, a topographic and utility line survey is information that it is required for the rehabilitation masterplan for Westbrook Apartments; and

WHEREAS, the Department of Housing and Urban Development has provided funding in the 1993 Comprehensive Grant Program to provide this information; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by five firms and determined that Hawk Engineers, Inc. is the most qualified respondent based on the evaluation factors in the solicitation; and

WHEREAS, Hawk Engineers, Inc. has proposed a fee of $34,900.00 to provide services for a topographic and utility line survey; and

WHEREAS, this fee is within the funding available in the 1993 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director is authorized to award a contract for said work to Hawk Engineers, Inc. in the amount of $34,900.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Lee moved to adopt Resolution No. 4282 and Commissioner Huggins seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

(n)

RESOLUTION NO. 4383

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH CROWN IRON WORKS FOR THE FABRICATION AND INSTALLATION OF WINDOW GRILLES AND GATE MODIFICATION AT CAL 1-43, ROBERT B. PITTS PLAZA, IN THE AMOUNT OF $118,500.00

WHEREAS, on April 8, 1994, the Authority advertised for bids for the Fabrication and Installation of Window Grilles and Gate Modification at CAL 1-43, Robert B. Pitts Plaza housing development; and

WHEREAS, on May 26, 1994, three (3) bids were received as follows; and

	Bidder	Bid Amount
1.	Crown Iron Works	$118,500.00
2.	A. Ruiz Construction Co.	$123,700.00
3.	Golden Bay Fence	$301,000.00

WHEREAS, the Authority has evaluated the low bid and determined that Crown Iron Works is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CDBG 1993 budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director is authorized to award a contract for said work to Crown Iron Works in the amount of $118,500.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Carpeneti moved to adopt Resolution No. 4283 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4283 was UNANIMOUSLY ADOPTED.

(o)

RESOLUTION NO. 4284

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH MORRIS, DAVIS & CHAN, CERTIFIED PUBLIC ACCOUNTANTS, IN AN AMOUNT NOT TO EXCEED $109,500.00

WHEREAS, the services of an independent Certified Public Accountant (CPA) firm is required to verify the status of and obtain an opinion on the Authority's financial records; and

WHEREAS, the Authority retained the services of Morris, Davis & Chan, CPAs, in full and open competition, to audit its financial statements pursuant to Request For Proposals (RFP) No. 032-93; and

WHEREAS, the contract for said services is for a two year period ending in 1995, and includes provisions for revising the audit fees in accordance with each year's schedule of programs to be audited and audit hours; and

WHEREAS, the Authority has provided the auditors with the listing of programs to be added to the audit schedule and the auditors have responded with a revised audit fee schedule in accordance with the contract terms; and

WHEREAS, the Authority finds the fees and performance time frame to be acceptable; and

WHEREAS, funding for said services is available as part of the operating budget and Section 8 administrative fees for Fiscal Year 1993-94.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract amendment with Morris, Davis & Chan to provide audit services of the Fiscal Year 1992-93 financial statements in an amount not to exceed $109,500.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Huggins moved to adopt Resolution No. 4284 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4284 was UNANIMOUSLY ADOPTED.

(p)

RESOLUTION NO. 4285

RESOLUTION APPROVING THE OPERATING BUDGET
FOR THE PERIOD OCTOBER 1, 1994 TO SEPTEMBER 30, 1995
COVERING LOW INCOME DEVELOPMENTS UNDER CONTRACT SF-255

WHEREAS, there is attached hereto and marked Exhibit "A," the Budget in summary form for the Low Income Housing Program Operating Budget for the period of October 1, 1994 through September 30, 1995; and

WHEREAS, the Commission has reviewed the aforementioned budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U.S. Housing Act and of Section 960.407 of 24 CFR Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1994 will not be less than that amount equal to 30 percent of the sum of the "Family Income;" and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income reexaminations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913; and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 100 percent allocation of his/her time.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the budget marked Exhibit "A" attached hereto is hereby approved for submission to HUD Area Office.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Chuck moved to adopt Resolution No. 4285 and Commissioner Carpeneti seconded the motion.

Commissioner Chuck said that as the Chair of the Finance Committee, all of the Commission's requests had been met and he would recommend that Resolution No. 4285 be passed. Commissioner Huggins thanked the staff for their hard work and acknowledged the Executive Director for his concerns in meeting the Commission's requests. Mr. Floresca said it didn't matter what other agencies were doing in reducing their budgets; this budget would bring the costs down at the SFHA. Commissioner Meskunas said that the concerns of Local 790 would have to be dealt with in-house, that the Commission is only concerned with the dollar figures in reducing Administrative costs, not with the individual names or positions.

The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4285 was UNANIMOUSLY ADOPTED.

(q)

RESOLUTION NO. 4286

RESOLUTION ADOPTING A NEW RESIDENT HIRING PROGRAM FOR THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, on November 9, 1989, by Resolution #3378 the Housing Authority of the City and County of San Francisco ("SFHA") adopted a Resident Hiring Policy ("the Policy"); and

WHEREAS, the Commission now wishes to formerly adopt a Resident Hiring Program ("the Program") to implement the Policy; and,

WHEREAS, the Resident Hiring Committee in conjunction with the Human Resources Division has developed a new Program and Resident Training Resource Guide ("the Guide").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Resident Hiring Program dated June 1994, developed by the Resident Hiring Committee in conjunction with the Human Resources Division is hereby adopted.

2. The Authority when recruiting and selecting personnel will actively recruit and encourage public housing residents to apply for positions at the Authority for which residents qualify. In this regard, announcements of all vacant positions at the Authority will be sent to appropriate city-wide tenant organizations, and its dully authorized tenant representatives, all board members and board members to PHTA, all SFHA managers, and existing resident owned businesses and resident contractors.

3. The Resident Hiring Adhoc Committee created in the Program along with the Affirmative Action Department will be responsible for the monitoring of any resident hiring by contractors/sub contractors/consultants under contract with the Authority and will report that information to the appropriate staff such as Human Resources and to the Commissioners.

4. Further, the Executive Director will periodically provide a report to the Commission of the efforts made to comply with this resolution.

5. The Guide is hereby adopted and the Executive Director is directed to circulate and update the Guide.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Huggins moved to adopt Resolution No. 4286 and Commissioner seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Reverend Harry Chuck, Commissioner
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4286 was UNANIMOUSLY ADOPTED.

(r)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE SAN FRANCISCO HOUSING AUTHORITY'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT

WHEREAS, Government Code Section 22825.6 provides that a local agency contracting under the Public Employees' Medical and Hospital Care Act shall fix the amount of the employer's contribution at an amount not less than the amount required under Section 22825 of the Act, and

WHEREAS, Government Code Section 22857 provides that a contracting agency may fix the amount of the employer's contribution for employees and the employer's contribution for annuitants at different amounts provided that the monthly contribution for annuitants shall be annually increased by an amount not less than 5 percent of the monthly contribution for employees, until such time as the amounts are equal; and

WHEREAS, The San Francisco Housing Authority, hereinafter referred to as Public Agency is a local agency contracting with the Public Employees' Retirement System;

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The employer's contribution for each employee shall be the amount necessary to pay the full cost of his or her enrollment, including the enrollment of his or her family members in a health benefits plan up to a maximum of:

Group	Contribution per month
Laborers, Painters & Plumbers	$16.00
All Administrative Employees	80% of Premium

2. The Board of Commissioners of the San Francisco Housing Authority authorizes the Executive Director of the San Francisco Housing Authority to amend the San Francisco Housing Authority's Contribution under the Public Employees' Medical and Hospital Care Act.

3. This resolution shall take effect immediately.

Approved as to Form:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

06/23/94
Date

Commissioner Huggins moved to table Resolution (r) and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Reverend Harry Chuck, Commissioner Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. (r) was UNANIMOUSLY TABLED.

This Resolution was tabled as there were some concerns from Local 790 and retirees, and they requested the opportunity to review this Resolution.

13. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Bessie Crockett, Valencia Gardens Development
Jeri Maxwell, Valencia Gardens Development
Vera Kennedy, Hunter's View Development
Mary Jones
Blanca Washington, Bernal Dwellings Development
Mac Burton, Potrero Hill Development
Starr Williams, Potrero Hill Development
Mandi Mohammed
James Franklin, Great Highway Development
Dr. Hamilton
Malik Rahim
Jeff Brenner

13. EXECUTIVE SESSION:

President Meskunas adjourned to Executive Session at 9:05 p.m. to have a conference with Legal Counsel on the existing litigation of Nguyen et.al. v. SFHA et.al. Federal Court Case No. C93-1127 JPV. The Commission will further meet in closed session for conference with Legal Counsel on anticipated litigation. There is significant exposure to litigation pursuant to Government Case 54956.9(b) for three potential cases.

Employment and performance evaluation factors for the position of Executive Director will also be discussed, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING AND ADJOURNMENT:

Commissioner Meskunas recovened the Commission Meeting at 11:00 p.m. and announced that the Commission approved a minor amendment proposed by the SFHA Legal department to the Asian Law Caucus settlement. No other actions were taken. Commissioners Allen and Lee were not present for Executive Session.

There being no further business to come before the Commission, Commissioner Huggins moved that the meeting of June 23, 1994 be adjourned at 11:04 p.m. in the memory of Mrs. Walter Shorenstein and Mr. Will Battle, and Commissioner Lee seconded the motion. The motion was UNANIMOUSLY ADOPTED.

The next Regular meeting has been scheduled for July 14, 1994 at 440 Turk Street.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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July 8, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, July 14, 1994 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

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SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JULY 14, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, July 14, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

2. APPROVAL OF AGENDA:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. PUBLIC COMMENT ON AGENDA ITEMS:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

(b) Resolution - Requesting authorization to accept HUD's offer to administer one hundred (100) Section 8 rental vouchers to be used for families who meet hardship conditions at Geneva Towers and the authority to execute the annual contributions contract

11. NEW BUSINESS:

(a) Resolution - Authorizing the Executive Director to enter into a Memorandum of Understanding with the Plaza East Tenants' Association to set forth guidelines for the Urban Revitalization Demonstration Grant cooperative planning and implementation

(b) Resolution - To adopt the Public Safety Policy Statement of the San Francisco Housing Authority Public Safety Policy Task Force

(c) Resolution - Approving a request for the conversion of units located at 65-79 Watchman in Potrero Annex for a Family Investment Center and certifying that the authority will comply with all applicable Family Investment Centers Program requirements

(d) Resolution - Authorizing the Executive Director to negotiate and enter into an agreement with Hunter's View Resident Management Corporation (HVRMC) to:

a) implement and monitor a subcontract for substance abuse treatment services at Hunter's View to be funded in an amount not to exceed $112,694.00; and

b) Provide HVRMC with a fee for management of said subcontract for no more than 13% of the service contracts funded amount which will not exceed $112,694.00

(e) Resolution - Approving write-off of vacated tenant accounts receivable in the amount of $53,811.42 for the quarter ending June 30, 1994

(f)	Resolution	-	Authorizing the Executive Director to execute purchase orders for the purchase and delivery of semi-gloss latex paint from Sinclair Paint Company and semi-gloss latex paint with mildewcide from Fuller-O'Brien Paints for stock in an amount not to exceed $155,000.00
(g)	Resolution	-	Authorizing the Executive Director to enter into the Urban Revitalization Grant Agreement for the reconstruction of Bernal Dwellings and Yerba Buena Plaza East in the amount of $49,992,377.00
(h)	Resolution	-	Authorizing the Executive Director to increase the encumbrance for the monitoring of fire sprinkler and water flow alarm systems by the National Guardian Security, Inc. in an amount not to exceed $25,000.00 during the remainder of fiscal year 1993-94
(i)	Resolution	-	Amending Article III, Section VI, Order of Business, of the Bylaws of the Housing Authority of the City and County of San Francisco
(j)	Resolution	-	Adopting revised Rules of Conduct Governing Public Testimony during meetings of the Housing Authority of the City and County of San Francisco and rescinding Resolution 4179

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

The Executive Session will be held in the Executive Conference Room, 440 Turk Street, San Francisco, California.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

F
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4-94

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, July 14, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, July 14, 1994 at 4:00 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner *(Arrived at 5:35 p.m.)*
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine L. Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Carpeneti moved to approve the Agenda for July 14, 1994 and Commissioner Redd seconded the motion.

The Agenda of July 14, 1994 was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

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3. PUBLIC COMMENT ON AGENDA ITEMS:

Jeri Maxwell, Valencia Gardens Development
Juanita Marshall, Plaza East Development
Belinda Renfro, Geneva Towers
Chris Faatani, Hunters' View Development
Jewel Green, Hunters' View Development
Mack Burton, Potrero Hill Development
Waymond Nichols, Potrero Annex Development
Rosalina Carter, Hunters' View Development
Georgia Willette, Alemany Development
A number of residents from Geneva Towers voiced their concerns regarding transfers from Geneva Towers to the HUD Hardship Section 8 Program due to rehabilitation of Geneva Towers.

4. APPROVAL OF MINUTES:

Commissioner Lee moved to approve the minutes of the June 23, 1994 meeting and Commissioner Carpeneti seconded the motion.

The minutes of the meeting held June 23, 1994 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Floresca introduced the Potrero Hill Girls' Drill Team which gave a brief demonstration of its precision drill routines.

6. REPORT OF SECRETARY:

Mr. Floresca stated that copies of the Authority's mission statement would be provided to the Tenant Associations and Resident Management Councils at the July 28, 1994 Commissioner meeting.

Mr. Floresca introduced Mr. Al Nelson, Chief of Staff and Operations for the Housing Authority. Mr. Nelson stated that he was glad to be back at the San Francisco Housing Authority. He said that it was a great opportunity for him to do many of the things that he had always dreamed of doing in terms of working with residents and with the members of the Board of Commissioners. Mr. Nelson stated that he would welcome any advice or guidance that the Board of Commissioners and residents might have to offer.

Mr. Floresca introduced Mr. Dishroom of the San Francisco HUD office who gave an update on Geneva Towers and clarified the Section 8 Program as related to the relocation of Geneva Towers residents. Mr. Dishroom stated that the program was to provide hardship vouchers for residents of Geneva Towers who wished to vacate Geneva Towers at this time. He stated that HUD had been working with the Mayor's task force to

develop a plan in Visitacion Valley to improve living conditions in that area. Mr. Dishroom said that the magnitude of repairs required on the Geneva Towers development required relocation of the residents while the work was being performed. He stated that relocation of residents would also be necessary if the development required demolition. Mr. Dishroom also stated that the Geneva Towers residents did not have to take the Section 8 vouchers at this time, that it was optional. He stated that, according to Federal law, at the time the disposition of the Geneva Towers was decided, a relocation plan would have to be adopted for the residents of the development. Mr. Dishroom said that the relocation plan would have to be reviewed by the residents at least 30 days prior to its adoption. He said that the notice of the relocation plan would be sent to all residents. Mr. Dishroom stated that, after the review process and adoption of the relocation plan, relocation assistance would be provided for the Geneva Towers residents. In response to Vice President Carpeneti's query, Mr. Dishroom stated that those Geneva Tower residents who chose to move from Geneva Towers now, rather than at a later date, would still be reimbursed for moving expenses once a relocation plan was in place, provided those residents furnished receipts for their moving expenses.

Mr. Floresca stated that on Monday, Tuesday and Wednesday, July 11-13, 1994, a team of Washington, D.C. staff members from the Office of Resident Initiatives had conducted workshops concerning the Tenant Opportunities Program (TOP). He requested that any residents who had not received a TOP package notify the Housing Authority.

Mr. Floresca said that at 11:00 a.m., Wednesday, July 20, 1994 there would be an open-house ceremony to review the model townhouse at the Sunnydale development.

Mr. Floresca stated that an all-day conference had been conducted today with representatives of organized labor regarding a painting and carpenter partnership program - an apprenticeship program for residents, He said that over the next two weeks a Memorandum of Understanding would be entered into with the Unions to provide an apprenticeship program.

7. COMMITTEE REPORT:

Commissioner Redd reported on the Health and Safety Committee meeting. He said that representatives of the Office of Emergency Preparedness and the Environmental Hazards Management Program made presentations to the Committee on what preparations the public should make in anticipation of a disaster, i.e. an earthquake. Commissioner Redd said that these meetings would be on a continuous basis between the Housing Authority staff and the Office of Emergency Preparedness in order that the Authority can inform public housing residents as to how to protect themselves in the event of a disaster. President Meskunas announced that the Site and Design Committee would meet at 2:30 p.m., Thursday, July 28, 1994. She said that the Finance Committee would meet at 2:00 p.m., Wednesday, July 27, 1994.

Commissioner Allen reported briefly on the Commissioners' Conferences she had attended in Orlando, Florida and Las Vegas, Nevada. She said that the New Jersey Housing Authority Commissioners were appointed by the Governor and were obliged to go to school for some training. Commissioner Allen stated that two of the main aspects of the training were the Commissioners' interaction with the Executive Director and the communication/interaction between the Commissioners. In response to Commissioner Allen's query, Mr. Floresca responded that there had been a Statewide Labor Relations Conference which HUD had convened concerning carpenters and painters. He stated that the HUD staff had determined the invitees and that there had been nine Housing Authorities represented at these conferences. Commissioner Allen expressed her concern that public housing residents had not been invited to the conferences.

8. REPORT OF COUNSEL:

Ms. Chavis stated that she had submitted her report in writing and had no new matters to bring before the Board of Commissioners..

9. TENANT REPRESENTATIVE REPORT:

Ms. Juanita Marshall reported that the PHTA was meeting several times a week to assist residents in resolving various concerns. She expressed hope that in the future the Commissioners and the Executive Director would be able to attend the PHTA meetings to assist in resolving resident concerns. Ms. Marshall introduced the following PHTA officers: Ms. Christine Neal, Parliamentarian and Ms. Cleo Wallace, Consultant. Ms. Marshall stated that the PHTA met at 10:30 a.m. every Wednesday and she invited everyone to attend. She stated that the PHTA was in the process of preparing its Memorandum of Understanding. Ms. Marshall said that the Summer of Youth program was also in process. She said that the PHTA would be using the Cenatron Security Company. Ms. Marshall stated that the PHTA office would be open 3-4 days per week. She reported that there was a workshop on Saturday, July 9, 1994 at Alemany and that there was a "Fry" at the infant center. Ms. Marshall said that there would be PHTA representatives on the Transfer Committee and the Grant Awards Committee. She requested that all the residents come out and lend a hand. Mr. Floresca expressed his appreciation for the PHTA's involvement in helping to get the 500 youths employed through the Private Industry Council (PIC), the San Francisco School District and the Summer of Safety Program.

Jeri Maxwell of Citywide Senior/Disabled reported that she was unable to attend the meeting of the Citywide Council on Monday, July 11, 1994 because she had attended the TOP training at 440 Turk Street. She stated that the Council was progressing with their Memorandum of Understanding and it would be finished during the coming weekend. Ms. Maxwell said that she would be introducing the senior residents to the TOP program in order to make them aware of the monies available through this program. In reply to Commissioner Allen's query, Ms. Maxwell stated that the Citywide Council wished to operate autonomously from the PHTA. Commissioner Allen stated that since the PHTA

Memorandum of Understanding was a binding contract there could not be autonomy. Mr. Floresca said that there would be a meeting in the future between representatives of the PHTA, Citywide Seniors and the Coalition of RMC's to discuss matters. Presidents Meskunas stated that the Memoranda of Understanding would be brought before the Board of Commissioners when completed and could be discussed and voted on at that time.

10. UNFINISHED BUSINESS:

(b) RESOLUTION NO. 4287

RESOLUTION REQUESTING AUTHORIZATION TO ACCEPT HUD'S OFFER TO ADMINISTER ONE HUNDRED (100) SECTION 8 RENTAL VOUCHERS TO BE USED FOR FAMILIES WHO MEET HARDSHIP CONDITIONS AT GENEVA TOWERS AND THE AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with the programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on June 2, 1994, the Department of Housing and Urban Development (HUD) advised the San Francisco Housing Authority that they are providing funding for Section 8 Rental Vouchers for one hundred (100) families at Geneva Towers who meet HUD's hardship conditions.

WHEREAS, the authority desires to accept this offer and administer these Rental Vouchers on behalf of these families and the authority to execute the Annual Contributions Contracts by the Executive Director of the San Francisco Housing Authority must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions contracts for Section 8 Rental Vouchers for one hundred (100) families at Geneva Towers who meet HUD's hardship conditions.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

07/14/94
Date

Vice President Carpeneti moved to adopt Resolution No. 4287 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4287 was UNANIMOUSLY ADOPTED.

President Meskunas called a recess of the Commission meeting at 5:35 p.m. and the meeting was reconvened at 6:10 p.m.

11. **NEW BUSINESS:**

(a) RESOLUTION No. 4288

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE PLAZA EAST TENANTS' ASSOCIATION TO SET FORTH GUIDELINES FOR THE URBAN REVITALIZATION DEMONSTRATION GRANT COOPERATIVE PLANNING AND IMPLEMENTATION

WHEREAS, the San Francisco Housing Authority is obligated to work directly with the residents at Plaza East for the Urban Revitalization Demonstration Grant; and

WHEREAS, the Plaza East Tenants' Association is the duly elected representative at Plaza East; and

WHEREAS, the Memorandum of Understanding establishes guidelines for a working relationship between the San Francisco Housing Authority and the Plaza East Tenants' Association; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into the Memorandum of Understanding with the Plaza East Tenants' Association.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

07/14/94
Date

Commissioner Huggins moved to adopt Resolution No. 4288 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4288 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 4289

RESOLUTION TO ADOPT THE PUBLIC SAFETY POLICY STATEMENT OF THE SAN FRANCISCO HOUSING AUTHORITY PUBLIC SAFETY POLICY TASK FORCE

WHEREAS, The Authority has had an annual contract with the San Francisco Police Department since 1983 to provide public safety and security for the Authority's residents; and

WHEREAS,the Executive Director of the Authority requested that the extension of the 1994 SFPD contract be postponed to provide an opportunity for community input on public safety issues and the contract renewal; and

WHEREAS, the Public Safety Policy Task Force was established as the vehicle for this input; and

WHEREAS, the Public Policy Safety Task Force was comprised of over sixty individuals, a majority of whom were public housing residents but also included representatives from a variety of public agencies and community-based organizations; and

WHEREAS, a Public Safety Policy Statement outlines a series of goals and potential solutions, drawn from the comments and suggestions provided throughout the course of the Task Force's nine public meetings; and

WHEREAS, it has been voted on and agreed by the Task Force that this document accurately reflects their views on the current public safety problems in public housing and the ways in which these issues should be addressed.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Public Safety Policy Statement of the San Francisco Housing Authority Public Safety Policy Task Force be adopted as a guiding document for the Commission to utilize when determining public safety policy, assessing the performance of the SFPD Housing Task Force, and evaluating the renewal of future SFPD contracts.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
legal Counsel

07/14/94
Date

Commissioner Redd moved to adopt Resolution No. 4289 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner

Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4289 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 4290

RESOLUTION APPROVING A REQUEST FOR THE CONVERSION OF UNITS LOCATED AT 65-79 WATCHMAN IN POTRERO ANNEX FOR A FAMILY INVESTMENT CENTER AND CERTIFYING THAT THE AUTHORITY WILL COMPLY WITH ALL APPLICABLE FAMILY INVESTMENT CENTERS PROGRAM REQUIREMENTS

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an Application for the 1994 Family Investment Centers Funds in the amount of $1,000,000.00; and

WHEREAS, the Authority is in need of such funding to address critical employment problems among public housing residents; and

WHEREAS, the Authority wishes to convert a building consisting of eight (8) dwelling units located at 65-79 Watchman of the Potrero Annex Development for the purpose of a Family Investment Center to house employment development and support services;

WHEREAS, as a requirement of this program, the San Francisco Housing Authority Commission must approve the conversion request and certify that the Authority will comply with the following program requirements:

1. The Authority will ensure that relocation resources are decent, safe, sanitary and affordable;

2. The Authority certifies that no conversion shall take place until all displaced tenants have been successfully relocated, unless there is to be staged relocation and staged demolition or disposition, and;

3. The Authority certifies that its actions are in compliance with applicable civil rights laws and compliance agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Commission approves the request for conversion of dwelling units located at 65-79 Watchman at the Potrero Annex Development, and certifies that the Authority will comply with the requirements of the Family Investments Centers program.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

07/14/94
Date

Discussion ensued during which Commissioner Huggins explained that the Family Investment Center (FIC) would provide job opportunities training , along with economic development for public housing residents across the City. She said that this project was happening in citiesacross the country. Commissioner Huggins stated that the FIC's would be able to facilitate small business ventures. She thanked the Housing Authority staff, the HUD staff and her colleagues on the Board of Commissioners for supporting this Resolution.

Commissioner Huggins moved that Resolution No. 4290 be adopted and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution 4290 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 4291

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH HUNTER'S VIEW RESIDENT MANAGEMENT CORPORATION (HVRMC) TO:

A) IMPLEMENT AND MONITOR A SUBCONTRACT FOR SUBSTANCE ABUSE TREATMENT SERVICES AT HUNTER'S VIEW TO BE FUNDED IN AN AMOUNT NOT TO EXCEED $112,694.00; AND

B) PROVIDE HVRMC WITH A FEE FOR MANAGEMENT OF SAID SUBCONTRACTOR FOR NO MORE THAN 13% OF THE SERVICE CONTRACT'S FUNDED AMOUNT WHICH WILL NOT EXCEED $112,694.00

WHEREAS, the Authority entered into contract agreement with Haight-Ashbury Free Clinics, Inc. on February 16, 1993, to provide substance abuse treatment services at Hunter's View; and

WHEREAS, on June 23, 1994 the Commission denied a Resolution authorizing the Executive Director to amend the contract with the Haight-Ashbury Free Clinics, Inc. to increase its funding and thus allow for the provision of these services to continue; and

WHEREAS, Hunter's View continues to suffer from a variety of drug-related problems; and

WHEREAS, the authority has dedicated twelve (12) units to provide housing for ten (10) families in recovery yet this facility will go unutilized if no new treatment program is implemented; and

WHEREAS, Hunter's View Resident Management Corporation is willing and able to assume responsibility for implementing and monitoring drug treatment services at Hunter's View; and

WHEREAS, Federal regulation 24 CFR 964.35 provides statutory authorization for public housing authorities to enter into contract with resident management councils; and

WHEREAS, Hunter's View Resident Management Corporation will issue a Request For Proposals and review corresponding bids in order to select the best service provider for its drug treatment services program; and

WHEREAS, the Authority is committed to supporting Resident Management Corporations, and specifically the Hunter's View Management Corporation, in assuming management responsibility for program activities in its developments; and

WHEREAS, funding for the services described herein is provided for in the 1992 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute an agreement with Hunter's View Resident Management Corporation (HVRMC) to: a) implement and monitor a subcontract for substance abuse treatment services at Hunter's View to be funded in an amount not exceed $112,694.00; and b) provide HVRMC with a fee for management of said subcontract for no more than 13% of the service contract's funded amount which will not exceed $112,694.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

07/14/94
Date

In response to a query by Commissioner Allen, Mr. Floresca clarified that the purpose of this Resolution was to provide monitoring of the drug program because, at the June 23, 1994 Commission meeting, it was determined that the services of the Haight Ashbury Free Clinic would not be continued at the Hunters' View development. He said that Authority staff had met with the Hunters' View Resident Management Council (RMC)to devise a method for suitably monitoring the drug program. Vice President Carpeneti extended his best wishes to the RMC in this endeavor.

Commissioner moved to adopt Resolution No. 4291 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

Resolution No. 4291 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 4292

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $53,811.42 FOR THE QUARTER ENDING JUNE 30, 1994

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1 details procedures relative to the write-off of Tenant Accounts Receivable and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by the Board of Commissioners; and

WHEREAS, the Board of Commissioners is authorized by Resolution No. 2784, dated February 27, 1986, to write-off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the third quarter of Fiscal Year 1993-1994 Debit Balances of $53,811.42.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

07/14/94
Date

A discussion ensued and Commissioner Allen requested that the Commissioners be furnished a listing of the names along with additional information as had been done in the past. Jim Williams, Director of Housing Management, stated that this information would be furnished before the end of today's meeting. Commissioner Huggins stated that she appreciated the fact that the write-off of residents' accounts had decreased. In response to her inquiry regarding what process was taking place to collect these resident accounts, Mr. Williams gave an overview on the rent collection process.

Vice President Carpeneti moved to adopt Resolution No. 4292 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4292 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 4293

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR THE PURCHASE AND DELIVERY OF SEMI-GLOSS LATEX PAINT FROM SINCLAIR PAINT COMPANY AND SEMI-GLOSS LATEX PAINT WITH MILDEWCIDE FROM FULLER-O'BRIEN PAINTS FOR STOCK IN AN AMOUNT NOT TO EXCEED $155,000.00

WHEREAS, the Authority solicited bids, in full and open competition, for the purchase and delivery of semi-gloss latex enamel stock to be used throughout the agency; and

WHEREAS, bids were received from Sinclair Paint Company, Fuller-O'Brien Paints, Kelly-Moore Paint Company, Inc., Dunn-Edwards Corporation, Decratrend Paints and Fregosi Paint, Incorporated a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the award of purchase orders should be made to Sinclair Paint Company and Fuller-O'Brien Paints as the lowest, responsive, responsible bidders; and

WHEREAS, the funding for this purchase has been approved as part of the operating budget and grant funding for Fiscal Year 1993-94;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute purchase orders for the purchase and delivery of semi-gloss latex enamel paint from Sinclair Paint Company and Fuller-O'Brien Paints in an amount not to exceed $155,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

07/14/94
Date

In response to Commissioner Huggins query regarding the paint would be used in concurrence with the Partnership Painting Program, Mr. Williams replied that the paint was to be for stock replenishment.

Commissioner Redd moved to adopt Resolution No. 4293 and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4293 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 4294

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO THE URBAN REVITALIZATION DEMONSTRATION (URD) GRANT AGREEMENT FOR THE RECONSTRUCTION OF BERNAL DWELLINGS AND YERBA BUENA PLAZA EAST IN THE AMOUNT OF $49,992,377.00

WHEREAS, this Authority was awarded the URD Grant in August 1993 for the reconstruction of Bernal Dwellings and Yerba Buena Plaza East; and

WHEREAS, HUD staff and Authority staff have worked on draft grant agreements to assure the success of the URD program and also to meet the needs of the San Francisco Housing Authority; and

WHEREAS, Authority staff and HUD staff feel that the best agreement has been developed and all concerns are addressed; and

WHEREAS, the grant agreement will allow the Authority to utilize the $49,992,377.00 and to move forward with the reconstruction of Bernal Dwellings and Yerba Buena Plaza East;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission authorizes the Executive Director to enter into this grant agreement.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

07/14/94
Date

In response to Commissioner Allen's inquiry, Mr. Floresca stated that this Resolution was to execute the grant agreement for the money to be awarded as a result of Resolution No. 4288. He stated that Resolution 4288 was a Memorandum of Understanding in terms of the Housing Authority working with the Plaza East Development residents to develop a plan for the four-year program. Mr. Floresca stated that a Memorandum of Understanding would also be developed with the Bernal Dwellings Development.

Commissioner Huggins moved to adopt Resolution No. 4294 and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4294 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 4295

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR THE MONITORING OF THE FIRE SPRINKLER AND WATER FLOW ALARM SYSTEMS BY THE NATIONAL GUARDIAN SECURITY, INC. IN AN AMOUNT NOT TO EXCEED $25,000.00 DURING THE REMAINDER OF FISCAL YEAR 1993-94.

WHEREAS, the Authority currently has contracts in effect with National Guardian Security, Inc. for the monitoring of fire sprinkler and water flow alarm systems; and

WHEREAS, the Authority is not certified to provide this monitoring service; and

WHEREAS, the funding for the monitoring of the fire sprinkler and water flow alarm systems has been approved as part of the Authority's operating budget for Fiscal Year 1993-1994.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance for monitoring of fire sprinkler and water flow alarm systems in an amount not to exceed $25,000.00 during the remainder of fiscal year 1993-94, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

07/14/94
Date

A discussion ensued during which Commissioner Huggins asked whether National Guardian Security, Inc. was the same alarm company utilized at the PHTA building at Rosa Parks and at Hayes Valley, or to be installed at Hayes Valley. Mr. Floresca said that this was not the same company as the one at Rosa Parks. Tom Murry, Coordinator of the Maintenance Working Group, stated that this Resolution was for existing systems that were currently installed in Hayes Valley, and was for 24-hour monitoring and maintenance.

Commissioner Lee moved to adopt Resolution No. 4295 and Vice President Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4295 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 4296

RESOLUTION AMENDING ARTICLE III, SECTION IV, ORDER OF BUSINESS OF THE BYLAWS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

WHEREAS, Article III, Section VI, of the Bylaws, as amended, of the Housing Authority of the City and County of San Francisco provides for the following order of business:

Order of Business

1. Roll Call
2. Approval of Agenda
3. Public Comment of Agenda Items
4. Approval of Minutes
5. General Communications
6. Report of Secretary
7. Committee Report
8. Report of Counsel
9. Tenant Representative Report
10. Unfinished Business
11. New Business

WHEREAS, the Commissioners desire to change said order of business; and

WHEREAS, Article IV of said Bylaws provided that the Bylaws may be amended by the vote of at least four of the members at a regular or special meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Article III, Section VI of the Bylaws be and hereby is amended as follows:

Order of Business

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes
4. General Communications
5. Report of Secretary
6. Committee Report
7. Report of Counsel
8. Tenant Representative Report
9. Public Comment on Agenda Items

10. Unfinished Business
11. New Business
12. Public Comment on Items Not on Agenda
13. Adjournment

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

07/14/94
Date

In response to Commissioner Allen's inquiry, President Meskunas stated that this Resolution was solely to change the order of business so that people could comment on Agenda items just prior to the vote by the Commissioners. John Shanley said that this Resolution was in response to comments from the public that, due to the present order of business, too much time elapsed between the public speakers' questions and the responses to them.

Vice President Carpeneti moved to adopt Resolution No. 4296 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4296 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION No. 4297

RESOLUTION ADOPTING REVISED RULES OF CONDUCT GOVERNING PUBLIC TESTIMONY DURING MEETINGS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND RESCINDING RESOLUTION 4179

WHEREAS, the Ralph M. Brown Act, California Government Code Section 54950 et. seq., (the Act) provides that every agenda for regular meetings of a local public agency shall provide an opportunity for members of the public to directly address the legislative body on items of interest to the public to directly address the legislative body on items of interest to the public that are within the subject matter jurisdiction of the legislative body provided that

no action shall be taken on any item not appearing on the agenda unless otherwise authorized by the Act; and

WHEREAS, the Act authorizes legislative bodies of public agencies to adopt reasonable regulations to ensure that this requirement is carried out; and

WHEREAS, the Housing Authorities Law [Health and Safety Code 34332(e)] requires housing authorities to allow all persons to speak; at its meeting who inform the Authority of his/her desire to speak before the meetings begins; and

WHEREAS, the Authority adopted rules of conduct governing public testimony during a meeting on November 29, 1993 by Resolution 4179; and

WHEREAS, the Commission now desires to revise said rules;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The rules set forth in Exhibit A attached hereto and incorporated into this resolution are hereby adopted as the rules and regulations governing members of the public and public testimony of meetings of the Authority.

2. Resolution No. 4179 adopted November 29, 1993 is hereby rescinded.

3. Every agenda for regular meetings shall provide the public an opportunity to comment in accordance with these rules.

4. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

07/14/94
Date

Exhibit A

SAN FRANCISCO HOUSING AUTHORITY
RULES GOVERNING PUBLIC TESTIMONY

The opportunity for public comments provided during meetings of the San Francisco Housing Authority must be in accordance with these rules.

In order to facilitate maximum, orderly public participation in the conduct of Authority business during its meetings, the following rules will govern public testimony at Commission meetings and will be strictly enforced.

1. Following the Tenant Representative Report and prior to any action on Unfinished Business, the Commission will listen to public testimony pertaining to items on the agenda. Following the completion of New Business, the Commission will listen to public testimony on items not on the agenda.

2. Speakers will be allotted three minutes during each comment period. If the number and complexity of resolutions warrant, the Chair may allow additional time.

3. In establishing a speaking order, public housing residents shall be recognized to speak before non-residents.

4. Individuals wishing to present testimony to the Commission must register on a form provided. Speakers wishing to remain anonymous will not be required to give their name, but may provide some other identifying information on the registration form. If a speaker card is submitted after the beginning of public testimony, that individual will be permitted to speak after all other testimony is completed.

General Rules

1. The generally accepted rules of decorum an courtesy will be observed and enforced during Commission meetings.

2. Outbursts or comments from the audience will not be permitted.

3. Speakers ruled out-of-order by the presiding officer will comply with the instructions of the presiding officer.

4. When the timer sounds, speakers will cease testimony and yield to the next speaker.

5. Behavior which disrupts the meeting of the Commission and the conduct of its business may result in ejection from the meeting.

6. Except by prior written permission of the Commission, the use of video and other photographic equipment will be restricted to the area behind the last row of seats of the visitors.

Vice President Carpeneti moved to adopt Resolution No. 4297 and Commissioner Huggins seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None

Resolution No. 4297 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Christine Neal, Alice Griffith Development
Mahdi Muhammad
Susie Montoya, North Beach Development
Rick Reuter
Bessie Crockett, Valencia Gardens Development
Rev. Willie F. Carter, Hunters' View Development
Rosalina Carter, Hunters' View Development
Yvonne Morro, 430 Turk Street Development
Randall Evans, Painter
Jewel Green, Hunters' View Development

13. EXECUTIVE SESSION:

President Meskunas adjourned Commission meeting to Executive Session at 7:52 p.m. to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

President Meskunas reconvened the Commission Meeting at 10:17 p.m. and announced that the Commission had formulated performance evaluation factors for the Executive Director, with which he concurred, and which will be presented to him in writing.

15. **ADJOURNMENT:**

There being no further business to come before the Commission, Commissioner Redd moved that the meeting of July 14, 1994 be adjourned at 10:20 p.m., and Commissioner Carpeneti seconded the motion.

The next regular meeting has been scheduled for July 28, 1994.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

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July 22, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, July 28, 1994 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957. Also to be discussed during the Executive Session is the public employment/adoption of an amendment to the written contract for the position of Executive Director/Secretary of the Housing Authority of the City and County of San Francisco.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JULY 28, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, July 28, 1994

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

   Barbara R. Meskunas, President
   Richard Carpeneti, Vice President
   Jan Allen, Commissioner
   Karen Huggins, Commissioner
   Hadie Redd, Commissioner
   Larry K. Lee, Commissioner

2. APPROVAL OF AGENDA:

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

10. UNFINISHED BUSINESS:

    None.

11. NEW BUSINESS:

(a) Resolution - Authorizing the Executive Director to negotiate and enter into an agreement with the San Francisco Department of Recreation and Parks (SFRP) for a drug prevention program for children and adults at Sunnydale in an amount not to exceed $36,502.66

(b) Resolution - Approving the Operating Budget Revision #1 for the period October 1, 1993 to September 30, 1994 covering low income developments under Contract SF-255

(c) Resolution - Approving the Memorandum of Understanding between the San Francisco Housing Authority and the UJAMAA Westbrook/Hunters Point "A" East Resident Management Corporation to maximize management responsibilities during a ten-year comprehensive revitalization program

(d) Resolution - Authorizing the preparation and submittal of an application to the Mayor's Office of Community Development for the 1995 Community Development Block Grant Program (CDBG)

(e) Resolution - Authorizing the Executive Director to enter into a contract with Competent Builders, Inc. for the new heating system and lead/asbestos abatement at Development CAL 1-1, Holly Courts in the amount of $1,348,000.00

(f) Resolution - Supporting the Tenant Opportunities Program (TOP) grant applications to explore and develop resident management and economic development at the various developments that wish to apply for TOP grants

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957. Also to be discussed during the Executive Session is the public employment/adoption of an amendment to the written contract for the position of

Executive Director/Secretary of the Housing Authority of the City and County of San Francisco.

The Executive Session will be held in the Executive Conference Room, at 440 Turk Street, San Francisco, California.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

Immediately after the closed session, the Commission will reconvene in open session to report out the action taken in closed session.

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, July 28, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, July 28, 1994 at 4:25 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine L. Chavis, Legal Counsel

ABSENT: None.

Seating of New Commissioner:

Felipe M. Floresca announced that the Authority had received from the Office of the Mayor certified copies of the appropriate documents relating to the appointment of Sululagi Palega, Sr., as a Commissioner of the Housing Authority.

Secretary Floresca requested that the Commission move and vote that the documents be accepted and filed and that Commissioner Palega be seated as a member of the San Francisco Housing Authority Board of Commissioners.

Commissioner Huggins moved that the documents be accepted and filed. Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President

Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

The motion to accept and file the documents seating Commissioner Palega was UNANIMOUSLY ADOPTED.

Commissioner Allen moved that Commissioner Palega be seated as a member of the San Francisco Housing Authority Board of Commissioners. Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

The motion to seat Commissioner Palega as a member of the San Francisco Housing Authority was UNANIMOUSLY ADOPTED. Commissioner Sululagi Palega, Sr., was seated at 4:29 p.m.

President Meskunas extended congratulations to Mr. Palega.

Commissioner Palega expressed his appreciation for the support received with this appointment and said that his hope is to have everybody work together; all residents, unions, staff and Commissioners. Commissioner Palega said that he is happy to be of service to such a great population.

2. APPROVAL OF AGENDA:

Commissioner Carpeneti moved to approve the Agenda for July 28, 1994 and Commissioner Lee seconded the motion.

4 Commissioner Carpeneti stated that Resolution D has been withdrawn from the agenda. Secretary Floresca requested that Resolution D be withdrawn for further clarification of the proposal and for resident input. Commissioner Carpeneti moved to amend his motion to approve the amended Agenda. Commissioner Lee seconded the motion.

The amended Agenda of July 28, 1994 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Redd moved to approve the minutes of the July 14, 1994 meeting and Commissioner Lee seconded the motion.

The minutes of the meeting held July 14, 1994 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Huggins reported that Tome Kiliona, a twelve year old Potrero Hill resident, is missing and requested that anyone with information call the RMC at 826-7983, or the SFPD.

Commissioner Allen requested that an amendment to the By-laws be put on a future Agenda. Commissioner Allen also expressed concern of the transfer of some SFHA employed guards without any prior warning, that these employees have no written contract with local 14 or have any benefits. President Meskunas requested Secretary Floresca to supply Commissioner Allen with a written report addressing her concerns before the next meeting.

Mr. Floresca announced the appointment of Eugene Jones, SFHA Controller, as Executive Director of the Kansas City Housing Authority. President Meskunas extended her congratulations to Mr. Jones.

Mr. Floresca read a statement requesting mutual respect from residents, Commissioners and employees, emphasizing the need for the spirit of cooperation in order to achieve goals of tenant empowerment and self-sufficiency. This statement will be made available to the public and Commissioners.

Mr. Floresca introduced Max Nankervis, a lecturer in Urban Planning Studies, visiting from Australia and in San Francisco to examine public, low-cost housing. Mr. Nankervis will continue his study of public housing in Europe.

5. REPORT OF SECRETARY:

Mr. Floresca said that he has made available to the public "A Covenant Plan of the San Francisco Housing Authority, A Mandate for Change." This is a blueprint for achieving four goals: transforming public housing into neighborhood housing, creating drug-free zones, working towards resident empowerment, and investing in people.

Mr. Floresca thanked the residents and staff for attending the Sunnydale phase one ribbon cutting ceremonies on July 20, 1994. He urged Commission support of Resolution A which continues such revitalization efforts.

Mr. Floresca stated that eight resident groups and about twelve staff members from Grants and Program Development worked the previous Saturday, producing eight proposals, one being Resolution F on the Agenda. Mr. Floresca urged support of this Resolution.

Mr. Floresca said that the Community Development Block Grants Resolution (d) was tabled for further discussion and resident input. Funds will be used to establish a SFHA Credit Union to support start-up of resident-owned businesses; create an equity fund for building of affordable and mixed housing; build a corridor of minority-owned businesses along Fillmore and Buchanan Streets; create an Economic Opportunity Center at Alemany by October, a training center for residents to set up new businesses or joint ventures of an existing business.

Mr. Floresca urged Commission support of Resolution (c), a ten year plan towards self-management and self-sufficiency at the Westbrook Development.

Mr. Floresca stated that under local prevailing statute any development with a public area or street falls under the jurisdiction of the SFPD. However, this fact does not preclude the planning of smaller developments or the training of residents for private patrols or other duties. It is merely a situation which requires more creativity to achieve these goals.

Mr. Floresca urged the public to contact Congresswoman Nancy Pelosi for maximum AIDS funding so that the number of HIV positive SFHA residents and others shall be assured of this type of support.

Mr. Floresca announced the award of a Comprehensive Grant Program of 21.8 million dollars, and thanked Michael Kelly and his staff for their fine work. He said the money will be used for improvements on SFHA properties.

Mr. Floresca also announced the receipt of a Neighborhood Empowerment Grant for the SFHA Tenants Association for a resident empowerment summit conference. He also noted that the Holly Courts Development has received funds to enable the residents to organize under the RMC program.

6. COMMITTEE REPORT:

President Meskunas reported that the Finance Committee met on July 27, 1994. The Committee is unanimously recommending the approval of Resolution B on today's agenda.

Commissioner Carpeneti stated that the Site and Design Committee met. Evert Heynneman, Planning and Design, reported that disability access modification of units now two thirds done, shall be completed by the end of the year. Resolution (d), about the 1995 Community Development Block Grant, on the Committee Agenda was

postponed until the next meeting. He said that a Comprehensive Grant Program Performance Report indicated that residents are meeting with a staff advisory committee, and a report is due September 30, 1994. Agenda item Resolution (e), a bid by Competent Builders for a heating system and lead/asbestos abatement at Holly Courts, passed by a two to one vote of the Committee and is recommended for Commission passage. The next meeting will be on August 25, 1994, at 2:30 p.m.

Commissioner Huggins reported on the Resident Hiring Committee which last met on July 21, 1994. The Committee unanimously voted for an amendment to the Resident Hiring Program; the amendment shall include the legalities of the hiring of residents at prevailing wages under the bargaining agreement of the relevant craft.

Commissioner Huggins stated that there will be a Resolution to the Commission at a future meeting. The Committee is also seeking legal advice for a survey of Section 8 residents, and a job bank through newspaper solicitation of employers. Commissioner Huggins stated that the Committee meets each Wednesday in the Commission Room.

Commissioner Redd reported that there is no report of the Public Safety Committee; however, he said that he wished to commend the efforts which have resulted in renovated units at Sunnydale, and the members of track and field. The next meeting will be on August 11, 1994, at 2:30 p.m.

7. REPORT OF COUNSEL:

Ms. Chavis said that there was a settlement conference on Robert Donahue vs. SFHA. This matter will be presented to the Commission in Executive Session on August 11, 1994.

8. TENANT REPRESENTATIVE REPORT:

Juanita Marshall, PHTA, extended a welcome to Commissioner Palega and said that all are welcome at PHTA meetings. Ms. Marshall said that Carl Williams is the new PHTA attorney, and that PHTA is in the process of obtaining insurance coverage. Ms. Marshall said that members have discussed an earlier, more convenient Commission meeting time. Ms. Marshall asked that PHTA be notified of all representatives to be away at conferences in order to facilitate working relations. Also, a PHTA election is scheduled for July 30, 1994 at Robert Pitts Development, and on that date there will be a workshop at Alice Griffith from 1:00 to 2:00 p.m.

Jeri Maxwell, Valencia Gardens resident, welcomed the new Commissioner, and stated that the Senior Council has nearly completed a Memorandum of Understanding.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco

Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

9. PUBLIC COMMENT ON AGENDA ITEMS:

Theresa Coleman, Westbrook
Waymond Nichols, Potrero Hill
Jeri Maxwell, Valencia Gardens
Ken McAllister of SF Park and Recreation, with Sunnydale residents,
Bill Shannon, Willie Ward, Cedric Dorsey, Lashawn Bennett, Ken Mitchell
Donna Levitt, Carpenter's Local 22
Stan Smith, SF Building Trades Council
Joseph Mannion, Cuevas & Mannion Construction
Gene Yacuboca, Competent Builders
Josephina Lopez, Holly Courts

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a)

RESOLUTION NO. 4298

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH THE SAN FRANCISCO DEPARTMENT OF RECREATION AND PARKS (SFRP) FOR A DRUG PREVENTION PROGRAM FOR CHILDREN AND ADULTS AT SUNNYDALE IN AN AMOUNT NOT TO EXCEED $36,502.66

WHEREAS, the Authority included proposals for resident initiated drug elimination programs in it's 1993 Drug Elimination Program (DEP) grant application; and

WHEREAS, the Sunnydale development was specifically identified in the 1993 DEP grant, for a youth-oriented entrepreneurial project; and

WHEREAS, there are numerous problems of crime and violence which are directly related to the presence of drugs in the Sunnydale development and;

WHEREAS, the proposed program will provide drug prevention activities to support young residents of Sunnydale and;

WHEREAS, the San Francisco Housing Authority would like to support the Department Of Recreation and Parks in assuming management responsibility for identified drug elimination program activities at the Sunnydale development; and

WHEREAS, funding for the services described herein are available as part of the 1993 Drug Elimination Program grant;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute an agreement with the San Francisco Department of Recreation and Parks for a drug prevention program for children and young adults in an amount not to exceed $36,502.66, except as provided for under the procurement policy by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/ Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

July 28, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4298 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4298 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 4299

RESOLUTION APPROVING THE OPERATING BUDGET REVISION #1

FOR THE PERIOD OCTOBER 1, 1993 TO SEPTEMBER 30, 1994
COVERING LOW INCOME DEVELOPMENTS UNDER CONTRACT SF-255

WHEREAS, there is attached hereto and marked Exhibit "A," the Budget in summary form for the Low Income Housing Program Operating Budget Revision #1 for the period of October 1, 1993 through September 30, 1994; and

WHEREAS, the Commission has reviewed the aforementioned budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U.S. Housing Act and of Section 960.407 of 24 CFR Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1993 will not be less than that amount equal to 30 percent of the sum of the "Family Income;" and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income reexaminations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913; and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 100 percent allocation of his/her time.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the budget marked Exhibit "A" attached hereto is hereby approved for submission to HUD Area Office.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

July 28, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4299 and Commissioner Carpeneti seconded the motion.

Commissioner Huggins asked if this Resolution is in conjunction with the Comprehensive Grant Program budget passed earlier. President Meskunas said that this Resolution pertained only to the periodic review of the 1993-94 operating budget. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No.4299 was UNANIMOUSLY ADOPTED.

Exhibit A is filed in the Formal Minute Book.

(c)

RESOLUTION NO. 4300

RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE UJAMAA WESTBROOK/HUNTERS POINT "A" EAST RESIDENT MANAGEMENT CORPORATION TO MAXIMIZE MANAGEMENT RESPONSIBILITIES DURING A TEN-YEAR COMPREHENSIVE REVITALIZATION PROGRAM

WHEREAS, the Ujamaa Westbrook/Hunters Point "A" East Resident Management Corporation has undertaken a ten-year comprehensive revitalization program to work toward resident management, home ownership, housing improvement, economic development and resident training and employment opportunities; and

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse these goals by assisting the Ujamaa Westbrook/Hunters Point "A" East Resident Management Corporation in every way practical; and

WHEREAS, the Ujamaa Westbrook/Hunters Point "A" East Resident Management Corporation is the duly elected representative group of Ujamaa Westbrook/Hunters Point "A" East residents; and

WHEREAS, the residents of Ujamaa Westbrook/Hunters Point "A" East residents and the San Francisco Housing Authority have written a Memorandum of Understanding that

identifies responsibilities to engage the residents in resident management, to explore home ownership, and to establish economic development, resident employment and training programs at Ujamaa Westbrook/Hunters Point "A" East.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Understanding, Attachment "A", between the San Francisco Housing Authority and Ujamaa Westbrook/Hunters Point "A" East Resident Management Corporation at One Harbor Road.

2. The Executive Director is further authorized to take appropriate steps to execute the Memorandum of Understanding.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L.Chavis
Geraldine L. Chavis
Legal Counsel

July 28, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4300 and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sulagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4300 was UNANIMOUSLY ADOPTED.

Attachment A is filed in the Formal Minute Book.

(d)
RESOLUTION AUTHORIZING THE PREPARATION AND SUBMITTAL OF AN

APPLICATION TO THE MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT FOR THE 1995 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the Community Development Block Grant Program for San Francisco contains a program activity entitled "Rehabilitation of Public Housing"; and

WHEREAS, the San Francisco Housing Authority with the assistance of its resident has applied for funds since the inception of the Community Development Block Grant Program for the improvement/rehabilitation of its existing housing stock and neighborhood improvement projects; and

WHEREAS, the Community Development Block Grant Program allocations have been successfully utilized in improving the San Francisco Public Housing Developments.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Secretary/Director is hereby authorized to prepare and forward a Community Development Block Grant Program Application in as many counterparts as may be required, together with certified copies of this resolution to the Mayor's Office of Community Development.

2. The Executive Secretary/Director is hereby directed to do all things necessary and proper to implement the 1995 Community Development Block Grant Program per this Program's requirements.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

July 28, 1994
Date

Resolution (d) was postponed for further clarification and resident input.

(e)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH COMPETENT BUILDERS, INC. FOR THE NEW HEATING

SYSTEM AND LEAD/ASBESTOS ABATEMENT AT DEVELOPMENT CAL 1-1, HOLLY COURTS IN THE AMOUNT OF $1,348,000.00

WHEREAS, on May 9, 1994, the Authority advertised for bids for the New Heating System and Lead/Asbestos Abatement; and

WHEREAS, on June 22, 1994, three (3) bids were received as follows:

	Bidder	Bid Amount
1.	Competent Builders, Inc.	$1,348,000.00
2.	Cuevas and Mannion Construction Co.	2,364,000.00
3.	G + M Construction	2,479,000.00

WHEREAS, the Authority has evaluated the low bid and determined that Competent Builders, Inc. bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CIAP CA-1-918 and Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Secretary/Director is authorized to award a contract for said work to Competent Builders, Inc. in the amount of $1,348,000.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L.Chavis
Geraldine L. Chavis
Legal Counsel

July 28, 1994
Date

Commissioner Huggins moved to table Resolution (e) and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sulagi Palega, Sr., Commissioner

NAYS: None

Resolution (e) 4300 was UNANIMOUSLY TABLED.

(f)

RESOLUTION NO. 4301

RESOLUTION SUPPORTING THE TENANT OPPORTUNITIES PROGRAM (TOP) GRANT APPLICATIONS FOR EXPLORATION AND DEVELOPMENT OF RESIDENT MANAGEMENT AND ECONOMIC DEVELOPMENT AT THE VARIOUS DEVELOPMENTS THAT WILL BE APPLYING FOR TOP GRANTS

WHEREAS, the San Francisco Housing Authority will undertake the effort to assist Resident Corporations/Resident Management Corporation/Resident Organizations (RC/RMC/RO) to seek funding for their various developments, by providing technical assistant to apply for the Tenant Opportunities Program (TOP) grants; and

WHEREAS, the Authority will also ensure successful implementation of their grants, by assisting the RC/RMC/RO to become incorporated, provide office space at the developments and develop a partnership of Memorandum of Understanding with TOP recipients; and

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse resident management and economic development programs at public housing developments; and

WHEREAS, the Department of Housing and Urban Development announced the Notice of Funding Availability for FY1994 under the Public Housing Tenant Opportunities Program and has invited public housing resident organizations to apply for such funding; and

WHEREAS, several resident organizations are preparing TOP grants.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to write a letter of recommendation for the resident organizations and assist with their TOP grant applications and implementation.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

July 28, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4301 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4301 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Christine Neal, Alice Griffith
Mack Burton, Potrero Hill
Waymond Nichols, Potrero Hill
Emma Harris, Westbrook
Shirley Dorton, Sunnydale
Yvonne Moore, 430 Turk
Georgia Willette, Alemany
Mr. Muhammad, Section 8 resident
Joanne Green, Bernal Dwellings
Maryann, Bernal Dwellings
Malik Rahim

13. EXECUTIVE SESSION:

President Meskunas adjourned the Commission meeting to Executive Session at 7:52 p.m. to discuss employment and performance evaluation factors for the position of

Executive Director, pursuant to Government Code Section 54957. Also to be discussed is the public employment/adoption of an amendment to the written contract for the position of the Secretary/Executive Director of the SFHA.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

President Meskunas reconvened the Commission Meeting at 8:59 p.m. and announced that the Commission had formulated performance evaluation factors for the Executive Director, with which he concurred, and which will be presented to him in writing.

15. ADJOURNMENT:

There being no further business to come before the Commission, Commissioner Carpeneti moved that the meeting of July 28, 1994 be adjourned at 9:00 p.m., and Commissioner Redd seconded the motion.

The next Regular meeting has been scheduled for August 11, 1994.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, AUGUST 11, 1994 AT 4:00 P.M., MILTON MEYER GYM, 196 KISKA ROAD, SAN FRANCISCO, CALIFORNIA

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AGENDA

Regular Meeting Held:
Thursday, August 11, 1994

195 Kiska Road
San Francisco, CA 94124

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

9. PUBLIC COMMENT ON AGENDA ITEMS:

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Commending Rafael Crespo on the occasion of his retirement

(b) Resolution - Endorsing the Strategic Plan of the San Francisco Senior Services Plan Task Force

(c) Resolution - Authorizing the Executive Director to negotiate and enter into an agreement for a partnership plan for training and jobs as one of six cities in conjunction with United Brotherhood of Carpenters and Joiners of America and The International Brotherhood of Painters and Allied Trades AFL-CIO

(d) Resolution - Authorizing the Executive Director to amend the agreement with Operation Contact, Inc. to continue the after-school Youth Enrichment Program at Hayes Valley in an amount not to exceed $60,000.00

(e) Resolution - Authorizing the Executive Director to extend temporary employment services for Darnisha Wright, Patricia Vattuone and Alberto Lopez for assistance in the establishment of the Grants and Program Development Department for an amount not to exceed $14,960.00 for the remainder of the fiscal year 1993-1994

(f) Resolution - Amending the Resident Hiring Policy of the San Francisco Housing Authority to include conditions relating to prevailing wages

(g) Resolution - Approving the Memorandum of Understanding between the San Francisco Housing Authority and the Alice Griffith Tenant's Association to allow the rresidents at alice Griffith to operate the parking lot at Gilman and Fitch

(h) Resolution - Authorizing the Executive Director to execute a contract amendment with Hawk Engineers to provide engineering services to prepare construction documents and contract administration for sewer repairs at CAL 1-2, Potrero Terrace and CAL 1-10, Potrero annex in the amount of $53,900.00

(i) Resolution - Authorizing the Executive Director to enter into a contract with Western Roofing Service for roofing and waterproofing at development CAL 1-29, 345 Arguello in the amount of $30,549.00

(j) Resolution - Authorizing the Executive Director to enter into a contract with Western Roofing Service for roofing and waterproofing at development CAL 1-27, 350 Ellis in the amount of $44,214.00

(k) Resolution - Authorizing the Executive Director to enter into a contract with Wedge Roofing, Inc. for roofing and waterproofing at development CAL 1-18(5), Rosa Parks in the amount of $99,481.00

(l) Resolution - Authorizing the Executive Director to execute a purchase order with Architectural Grille for the purchase of customized perforated grilles for the ventilation modernization at 990 Pacific, CAL 1-19(1); Clementina Towers, CAL 1-21; 1880 Pine Street, CAL 1-23; 350 Ellis, CAL 1-27; 666 Ellis, CAL 1-28; and 1760 Bush, CAL 1-32 in the amount of $32,959.58

(m) Resolution - Authorizing the Executive Director to execute a purchase order with Hermann Associates, Inc. for the fabrication of sixteen (16) bullet resistant flood light shrouds for the exterior lighting project at the Valencia Gardens Development, CAL 1-4. in an amount not to exceed $20,000.00

(n) Resolution - Authorizing the Executive Director to increase the encumbrance with Johnson Equipment to cover the rental cost of a scaffold and stair tower fire escape to be used on the stucco repair project at the Noreiga Development, CAL 1-34, in an amount not to exceed $20,400.00

(o) Resolution - Authorizing the Executive Director to amend original contract for services with Jerry Lew and Associates for cultural diversity and conflict resolution trainings in an amount not to exceed $3,000.00

(p) Resolution - Authorizing the Executive Director to negotiate and enter into an agreement with the Sunnydale Residents' Association (SRA) for a drug prevention program for adult residents at Sunnydale in an amount not to exceed $140,000.00

(q) Resolution - Authorizing the Executive Director to amend the agreement with San Francisco Educational Services, Inc. to continue the After-School Youth Tutorial Services at Hunter's View in an amount not to exceed $54,000.00

(r) Resolution - Authorizing the submission of application for Section 8 certificate and Section 8 voucher funding, and for authority to execute the Annual Contributions Contract if such application is approved

(s) Resolution - Ratifying travel to Dallas, Texas to attend the National Association of Resident Management Corporations' Fifth Annual Conference Scheduled for August 24 through 28, 1994

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957. Also to be discussed is the litigation matter of Donahue vs. San Francisco Housing Authority, Superior Court Case No. 866133 pursuant to Government Code 5496.9(a).

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

Immediately after the closed session, the Commission will reconvene in open session to report out the action taken in closed session.

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, August 11, 1994

195 Kiska Road
San Francisco, CA 94124

The Housing Authority of the City and County of San Francisco met in regular session at 195 Kiska Road, San Francisco, California on Thursday, August 11, 1994 at 4:26 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine L. Chavis, Legal Counsel

ABSENT: None

2. APPROVAL OF AGENDA:

Mr. Floresca stated that Resolution (e) has been withdrawn from the Agenda for further review by the Human Resources and Finance Departments. Furthermore, he said, Resolutions (h) to (n) are being removed, pending review by the Site and Design Committee on August 25, 1994.

Commissioner Huggins moved to amend Resolution (f) and Commissioner Palega

seconded the motion. The amendment shall provide that the Resident Hiring policy be consistent with H.U.D. policy and guidelines. The motion was unanimously approved.

Commissioner Lee moved to amend Resolution (c) to provide that the unions of the San Francisco Construction and Building Trades Council who become signatory to the MOU, rather than only the Carpenters and Painters Unions, under the current language. Commissioner Carpeneti seconded the motion and the amendment to Resolution (c) was unanimously approved.

The Agenda of August 11, 1994, as amended, was APPROVED, with one NAY vote by Commissioner Allen.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. APPROVAL OF MINUTES:

Commissioner Redd moved to approve the minutes of the July 28, 2994 meeting and Commissioner Lee seconded the motion.

The minutes of the meeting held July 28, 1994 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Allen requested that the issue of reinstatement of the position of Housing Assistants be put on the next meeting agenda.

5. REPORT OF SECRETARY:

Secretary Floresca read the following report:

1) Community Development Block Grant Program

On August 5, the SFHA submitted a request for $1.5 million for a public housing rehabilitation program and a self-employment/enterprise development program. There were over 300 requests by residents categorized as health/safety improvements, systems repair/replacement, public space improvements, vacant unit rehabilitation and economic

Potrero Hill, and a public housing revolving loan fund (developing into a credit union).

Additionally, in support of economic development for residents, I urge you to support Resolution (g) which is a Memorandum of Understanding with the Alice Griffith Tenant Association to operate a parking lot concession in the vicinity of Candlestick Park.

2) San Francisco Services Plan

Today I urge you to support the Housing Authority's involvement with a city-wide plan to provide comprehensive services to seniors and the disabled. The Mayor, Board of Supervisors, City Agencies, Community Organizations and advocates endorse this plan. This is Resolution (b) of our Agenda.

3) Partnership With Organized Labor

I ask you to wholeheartedly support Resolution (c) authorizing me to enter into an agreement in order to form a partnership with the Untied Brotherhood of Carpenters and Joiners of America, International Brotherhood of Painters and Allied Trades of the AFL-CIO, and the San Francisco Building and Construction Trades Council.

This represents a monumental opportunity to train and hire public housing residents in various professional trades and crafts. This supports the hard work of the Resident Hiring Committee. Working with HUD and organized labor, we represent one of six cities nationally chosen to participate. Also, I ask that the Commission pass Resolution (f) which would amend the Resident Hiring Policy of the Housing Authority to condition contractors to pay prevailing wage rates in accordance with each craft's collective bargaining agreement.

4) Voter Participation and Civic Empowerment

I have met with Assembly Speaker Willie Brown and Germaine Wong of the City's Board of Elections to support civic empowerment for residents. Public Housing residents should receive their fair share of civic incentives to participate in the electoral process -- poll watching, election planning, voter registration and getting out the vote (GOTV).

5) Community Policing

On July 29, the SFHA submitted a request of $1.7 million in Drug Elimination Program (DEP) funds to continue our mini-grants for youth activities, support to model programs (Operation Contact, Glide, San Francisco Educational Services, Girls After School Academy, SLUG), and test three sites as pilots for community policing with the San Francisco Police Department at Ping Yuen, Potrero and Alice Griffith.

In the fall, we will apply for Community Partnerships Against Crime (COMPAC) funds and Crime Prevention Initiative from the '94 Crime Bill to fund the remainder of our community policing pilots - Sunnydale, Hunter's View, Alemany, Robert Pitts and North Beach. All our pilots are derived from our Public Safety Task Force.

Additionally, I urge you to support Resolution (d) which is the Operation Contact Program in Hayes Valley, Resolution (p) which is the Sunnydale Resident Association Drug Program, and Resolution (q) which is the San Francisco Educational Services program at Hunter's View.

6) Modernization/Reconstruction

The SFHA is committed to ensuring a detailed relocation process and a one to one replacement policy for its planned development sites - - Hayes Valley, Plaza East, Bernal Dwellings, Sunnydale and North Beach. Memorandums of Understanding (MOUs) will be executed with each resident organization and closely followed. The Housing Authority will make a special effort to have minority-owned development firms and contractors bid on these projects. The Site and Design Committee will be kept fully apprised.

7) Section 8 Certificates and Vouchers

The Commission is urged to support Resolution (r) of the Agenda which would authorize the Housing Authority to apply for 100 Section 8 vouchers and 300 Section 8 certificates. These Section 8 vouchers/certificates are for general purpose use.

6. COMMITTEE REPORT:

Commissioner Huggins reported on a meeting of the Resident Hiring Committee. Al Nelson, Chief of Staff and Operations, attended and reported on the amendment status of Section Three (3), which will include vested interest residents. Commissioner Huggins said that there will be a September meeting for training purposes of the Section Three (3) final draft, with an informational flyer forthcoming. She further stated that Milt Reiterman, Labor Negotiator, spoke on the Carpenters and Joiners Union. Commissioner Huggins then read a letter from Carpenters Local 22 addressed to President Meskunas regarding resident apprenticeship training and a partnership program with the Housing Authority.

7. REPORT OF COUNSEL:

Ms. Chavis, Legal Counsel, stated that she has requested an Executive Session to discuss Donahue v. San Francisco Housing Authority, Superior Court case no. 866133. Ms.

Chavis noted that there is a code citation error in the Public Notice, that Executive Session is allowed under Government Code 54956.9(a), not Code 5496.9(a).

Commissioner Huggins requested that the Legal Department provide advice and a report concerning the legalities of a news ad soliciting jobs for a Resident Hiring Committee job bank, and the start-up of a Hiring Committee group that would monitor work sites and conditions.

8. TENANT REPRESENTATIVE REPORT:

Juanita Marshall, PHTA, reported that the organization is trying to work more cohesively, that the office security system will likely be completed by August 16 thereby allowing for the installation of office equipment. Ms. Marshall also said that the address of PHTA is 1111 Buchanan, and meetings are each Wednesday, 10:00 a.m. Ms. Marshall reported that elections were held at Robert Pitts and Bernal Dwellings; the new presidents are Eva Mae Williams and Sharon Adams, respectively. Commissioner Huggins was requested to swear in the new officers, and she agreed to do so.

9. PUBLIC COMMENT ON AGENDA ITEMS:

Ann Ingle, Hayes Valley South
Christine Neal, Alice Griffith
Rev. Willie Carter, Hunters View
Shirley Dorton, Sunnydale
John Blumlein, co-chair, Senior Services Plan
Sandy Mori, co-chair, Senior Services Plan
Stan Smith, President, San Francisco Building Trades Council
Donna Levitt, Carpenters Local #22
Mike Andrews, Painters Union, Washington, D.C.
Terry Lins, Painters International Union
Edward J. Gorman, Carpenters International, Washington D.C.
Jerry Melton, Painters Union Local #4
Robert J. Murry, Painters District Council 8
Peter Michael, Partnership Painting Program

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

Resolution No. 4302

RESOLUTION COMMENDING RAFAEL CRESPO
ON THE OCCASION OF HIS RETIREMENT

WHEREAS, Mr. Rafael Crespo retired from the Housing Authority of the City and County of San Francisco on July 18, 1994 after more than twenty one (21) years; and

WHEREAS, during his career as an employee, he was faithful and resolute in his duties as a Journeyman Painter, Acting Foreman and Foreman; and

WHEREAS, Mr. Crespo gained and deserved the respect of the Commission of this Authority, his fellow employees and the residents for his hard work, loyalty and dedicated service.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

This Commission extends to Rafael Crespo its appreciation for long and faithful service and extends its best wishes for a very happy retirement.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4302 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4302 was UNANIMOUSLY ADOPTED.

Resolution No. 4303

RESOLUTION TO ENDORSE THE STRATEGIC PLAN OF
THE SAN FRANCISCO SENIOR SERVICES PLAN TASK FORCE

WHEREAS, the twenty-one member San Francisco Senior Services Plan Task Force, created by the Board of Supervisors in 1992 and comprised of representatives from the SFHA and seven City departments which provide services to seniors, has developed a strategic plan; and

WHEREAS, the planning process, was a collaborative effort with seniors, service providers, advocates, and City departments to assure senior and disabled San Franciscans will have access to a continuum of services; and

WHEREAS, Senior Services Plan Task Force Plan has garnered broad public support through convening a series of hearings in five neighborhoods and appearing before seven City Commissions; and

WHEREAS, the Authority has proven its commitment to the development of this Plan through the provision of its staff and meeting facilities; and

WHEREAS, the strategies outlined in the Plan, when implemented, will advocate and provide for the needs of over 2,500 of our senior and disabled residents.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Strategic Plan of the San Francisco Senior Services Plan Task Force be endorsed as a documented that recognizes and advocates for the provision of a continuum of services to the senior and disabled population of residents in public housing over the next five years.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Carpeneti moved to adopt Resolution No. 4303 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4303 was UNANIMOUSLY ADOPTED.

The Strategic Plan of the San Francisco Senior Services Plan Task Force is filed in the Formal Minute Book

Resolution No. 4304

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT FOR A PARTNERSHIP PLAN FOR TRAINING AND JOBS AS ONE OF SIX CITIES IN CONJUNCTION WITH UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA AND THE INTERNATIONAL BROTHERHOOD OF PAINTERS AND ALLIED TRADES AFL-CIO

WHEREAS, the Department of Housing and Urban Development, under the leadership of Henry Cisneros, has established strategies that seek partnerships and cooperation whereby jobs and training and other work opportunities are provided residents; and

WHEREAS, the Carpenters, Painters and other crafts affirm the objectives of this partnership; and

WHEREAS, time tested orientation and apprenticeship can introduce public housing residents to career potential of the construction trades; and

WHEREAS, the work opportunities will be provided either by "Force Account" or by direct hire by the Housing Authority or through local contractors; and

WHEREAS, the San Francisco Building Trades Council has expressed support of the plan of having San Francisco Housing Authority as one of the six HUD Accord Pilot Cities for this partnership and training program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into agreement with the United Brotherhood of Carpenters and International Brotherhood of Painters and Allied Trades as one of six cities participating as part of the HUD Accord Pilot Cities training and work partnerships.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Lee moved to amend Resolution (c) to provide that the partnership plan will be in conjunction with the unions of the San Francisco Construction and Building Trades Council and all affiliated unions who become signatory to the MOU, instead of just the Carpenters and Painters Unions, under the current language. Commissioner Carpeneti seconded the motion to amend Resolution (c). The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Commissioner Redd moved to adopt Resolution No. 4304, as amended, and Commissioner Palega seconded the motion. The vote was

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4304 was UNANIMOUSLY ADOPTED.

(d)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE AGREEMENT WITH OPERATION CONTACT, INC. TO CONTINUE THE AFTER-SCHOOL YOUTH ENRICHMENT PROGRAM AT HAYES VALLEY IN AN AMOUNT NOT TO EXCEED $60,000.00

WHEREAS, the Authority entered into an Agreement with Operation Contact, Inc. on June 15, 1993 to provide youth enrichment services at Hayes Valley; and

WHEREAS, Operation Contact, Inc. has fulfilled its obligations as stipulated in its Agreement with the Authority and its period of performance has concluded; and

WHEREAS, Operation Contact, Inc. has provided a service to the children of Hayes Valley that has been both valuable and successful; and

WHEREAS, youth enrichment services will continue under the amendment; and

WHEREAS, funding for the services described herein is provided for in the FY 1992 and FY 1993 Drug Elimination Program grants.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract amendment with Operation Contact, Inc. to increase funding in an amount not to exceed $60,000.00 for the provision of after-school youth enrichment services at Hayes Valley.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Huggins moved to table Resolution (d) and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution (d) was UNANIMOUSLY TABLED.

(e)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND TEMPORARY EMPLOYMENT SERVICES FOR DARNISHA WRIGHT, PATRICIA VATTUONE AND ALBERTO LOPEZ FOR ASSISTANCE IN THE ESTABLISHMENT OF THE GRANTS AND PROGRAM DEVELOPMENT DEPARTMENT FOR AN AMOUNT NOT TO EXCEED $14,960.00. FOR THE REMAINDER OF THE FISCAL YEAR 1993-1994

WHEREAS, the Authority wishes to develop grant resources and programs for residents living in public housing; and

WHEREAS, the Authority entered into a temporary employment services agreement with Darnisha Wright, Patricia Vattuone and Alberto Lopez on June 13, 1994 and May 16, 1994 respectively; and

WHEREAS, the Authority requires an increase in the amount of funding above the $10,000 limit for each said temporary services person; and

WHEREAS, the Authority wishes to continue these services during the reorganization period to assist in the planning and development of resident programs; and

WHEREAS, the Authority wishes to extend their individual temporary employment services through September 30, 1994; and

WHEREAS, funding for these services is available from the Drug Elimination Program and the Comprehensive Grant Program.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance for assistance in the Grants and Program Development Department in an amount not to exceed $14,960.00 for the remainder of the fiscal year 1993-94, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Resolution (d) was withdrawn for review by the Human Resources and Finance Departments.

Resolution No. 4305

RESOLUTION AMENDING THE RESIDENT HIRING POLICY OF THE SAN FRANCISCO HOUSING AUTHORITY TO INCLUDE CONDITIONS RELATING TO PREVAILING WAGES

WHEREAS, on June 23, 1994 by Resolution No. 4286 the Housing Authority of the City and County of San Francisco (SFHA) adopted a Resident Hiring Policy ("the Policy"); and

WHEREAS, the Commission adopted a Resident Hiring Program ("the Program") to aid residents in gaining employment; and

WHEREAS, the Commission wishes to clarify their intentions by amending the Policy by adding language stating that all employees hired by contractors shall be paid the prevailing wage rates in accordance with each craft's collective bargaining agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Resident Hiring Program calls for all employees hired by contractors shall be paid the prevailing wage rates in accordance with each craft's collective bargaining agreement.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Huggins moved to amend the Resolution to read that the adopted policy would be "...consistent with H.U.D. policies and regulations." Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr. Commissioner

NAYS: None

The motion to amend this resolution was UNANIMOUSLY ADOPTED.

Commissioner Palega moved to adopt Resolution No. 4305 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President

Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4305 was UNANIMOUSLY ADOPTED.

Resolution No. 4306

RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE ALICE GRIFFITH TENANT'S ASSOCIATION TO ALLOW THE RESIDENTS AT ALICE GRIFFITH TO OPERATE THE PARKING LOT AT GILMAN AND FITCH

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse economic development opportunities for the residents that live in public housing; and

WHEREAS, the Alice Griffith Tenant's Association is the duly elected representative group of the residents at the Alice Griffith Housing Development; and

WHEREAS, the residents of Alice Griffith and the San Francisco Housing Authority have written a Memorandum of Understanding that allows the residents to hold the lease to the lot on Gilman and Fitch and hire a parking consultant to manage the parking lot and train the residents in parking management.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Understanding (Attached A) between the San Francisco Housing Authority and the Alice Griffith Tenant's Association at 10 Cameron Way, under the conditions indicated in the Memorandum of Understanding, toward the mutual goal of economic development for residents.

2. The Executive Director is further authorized to take appropriate steps to implement the Memorandum of Understanding.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Huggins moved to adopt Resolution 4306 and the motion was seconded by Commissioner Carpeneti. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution 4306 was UNANIMOUSLY ADOPTED.

(h)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH HAWK ENGINEERS, INC. TO PROVIDE ENGINEERING SERVICES TO PREPARE CONSTRUCTION DOCUMENTS AND CONTRACT ADMINISTRATION FOR SEWER REPAIRS AT CAL 1-2, POTRERO TERRACE AND CAL 1-10, POTRERO ANNEX IN THE AMOUNT OF $53,900.00

WHEREAS, chronic sewer problems continue at CAL 1-2, Potrero Terrace and CAL 1-10, Potrero Annex; and

WHEREAS, engineering services are required to assist in the identification of the sources of these problems, the development of appropriate remedies for these problems and technical support during the correction of these problems; and

WHEREAS, the Authority identified Hawk Engineers, Inc. to provide these services and by Resolution No. 4064, authorized a contract for the first phase of this effort to investigate and recommend solutions for these two developments; and

WHEREAS, the completion of the first phase of this effort, a contract amendment is required to authorize the consultant to proceed with the second phase to assist in the correction of the identified problems at the first five developments; and

WHEREAS, Hawk Engineers, Inc., has proposed a fee of $53,900.00 to provide second phase services noted above as an amendment to their existing contract; and

WHEREAS, this fee is within the funding available in the 1992 Comprehensive Grant Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract amendment for said work to Hawk Engineers, Inc. in the amount of $53,900.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine Chavis
Legal Counsel

August 11, 1994
Date

Resolution (h) was withdrawn for review by the Site and Planning Committee.

(i)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR ROOFING AND WATERPROOFING AT DEVELOPMENT CAL 1-29, 345 ARGUELLO IN THE AMOUNT OF $30,549.00

WHEREAS, on May 24, 1994, the Authority advertised for bids for the Roofing and Waterproofing at CAL 1-29, 345 Arguello housing development; and

WHEREAS, on June 15,1994, three (3) bids were received as follows:

Bidders	Bid Amount
1. Western Roofing Service	$30,549.00
2. Wedge Roofing, Inc.	$58,146.00
3. Pioneer Roofing Organization	$59,000.00

WHEREAS, the Authority has evaluated the low bid and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Western Roofing Service in the amount of $30,549.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Resolution (i) was withdrawn for review by the Site and Planning Committee.

(j)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR ROOFING AND WATERPROOFING AT DEVELOPMENT CAL 1-27, 350 ELLIS IN THE AMOUNT OF $44,214.00

WHEREAS, on May 24, 1994, the Authority advertised for bids for the Roofing and

Waterproofing at CAL 1-27, 350 Ellis housing development; and

WHEREAS, on June 16,1994, two (2) bids were received as follows:

Bidders	Bid Amount
1. Western Roofing Service	$44,214.00
2. Pioneer Roofing Organization	$86,840.00

WHEREAS, the Authority has evaluated the low bid and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Western Roofing Service in the amount of $44,214.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Resolution (j) was withdrawn for review by the Site and Design Committee.

(k)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WEDGE ROOFING, INC. FOR ROOFING AND WATERPROOFING AT DEVELOPMENT CAL 1-18(5), ROSA PARKS IN THE AMOUNT OF $99,481.00

WHEREAS, on May 24, 1994, the Authority advertised for bids for the Roofing and Waterproofing at CAL 1-18(5), Rosa Parks, housing development; and

WHEREAS, on June 17,1994, two (2) bids were received as follows:

Bidders	Bid Amount
1. Wedge Roofing, Inc.	$99,481.00
2. Western Roofing Service	$119,967.00

WHEREAS, the Authority has evaluated the low bid and determined that Wedge Roofing, Inc. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Wedge Roofing, Inc. in the amount of $99,481.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Resolution (k) was withdrawn for review by the Site and Planning Committee

(l)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH ARCHITECTURAL GRILLE FOR THE PURCHASE OF CUSTOMIZED PERFORATED GRILLES

FOR THE VENTILATION MODERNIZATION AT 990 PACIFIC, CAL 1-19(1); CLEMENTINA TOWERS, CAL 1-21; 1880 PINE STREET, CAL 1-23; 350 ELLIS, CAL 1-27; 666 ELLIS, CAL 1-28; AND 1760 BUSH, CAL 1-32 IN THE AMOUNT OF $32,959.58

WHEREAS, the Authority's Force Account Department has been assigned the rehabilitation project of ventilation modernization at the Clementina Towers development; and

WHEREAS, the scope of the ventilation modernization may include the replacement of fans and grilles; and

WHEREAS, the Authority solicited quotes from three qualified vendors for the purchase of customized perforated grilles:

VENDOR	AMOUNT
Architectural Grille	$32,959.58
City Electric Supply	$33,018.72
Mission Supplies	$39,008.66

WHEREAS, Architectural Grille was the lowest, responsive, responsible bidder to supply customized perforated grilles for the ventilation modernization, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the purchase of customized perforated grilles for the ventilation modernization, has been approved as part of the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Architectural Grille as the lowest responsive, responsible bidder for the purchase of customized perforated grilles for the ventilation modernization at 990 Pacific, CAL 1-19(1); Clementina Towers, CAL 1-21; 1880 Pine Street, CAL 1-23; 350 Ellis, CAL 1-27; 666 Ellis, CAL 1-28; and 1760 Bush, CAL 1-32 in the amount of $32,959.58.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis

Legal Counsel
August 11, 1994
Date

Resolution (l) was withdrawn for review by the Site and Planning Committee.

(m)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH HERMANN ASSOCIATES, INC. FOR THE FABRICATION OF SIXTEEN (16) BULLET RESISTANT FLOOD LIGHT SHROUDS FOR THE EXTERIOR LIGHTING PROJECT AT THE VALENCIA GARDENS DEVELOPMENT, CAL 1-4, IN AN AMOUNT NOT TO EXCEED $20,000.00

WHEREAS, the Authority's Force Account Department has been assigned the construction project to improve the security for the residents at the Valencia Gardens Development by providing adequate exterior lighting; and

WHEREAS, the exterior lighting fixtures specified is designed for installation in high abuse environment; and

WHEREAS, the Authority solicited quotes from six vendors for sixteen (16) bullet resistant flood light shrouds; and

WHEREAS, the Authority received quotes from two responsive, responsible bidders for sixteen (16) bullet resistant flood light shrouds; and

VENDOR	AMOUNT
Hermann Associates, Inc.	$1,080.00 per Unit
Brilliant Lighting Products Co.	$1,326.75 per Unit

WHEREAS, Hermann Associates, Inc. was the lowest, responsive, responsible bidder to fabricate sixteen (16) bullet resistant flood light shrouds, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36(d)(4)(i); and

WHEREAS, funding for the fabrication of the sixteen (16) bullet resistant flood light shroud has been approved as part of the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Hermann

Associates, Inc. as the lowest responsive, responsible bidder for the purchase of sixteen (16) bullet resistant flood light shrouds for Valencia Gardens in an amount not to exceed $20,000.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Resolution (m) was withdrawn for review by the Site and Design Committee.

(n)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE WITH JOHNSON EQUIPMENT TO COVER THE RENTAL COST OF A SCAFFOLD AND STAIR TOWER FIRE ESCAPE TO BE USED ON THE STUCCO REPAIR PROJECT AT THE NORIEGA DEVELOPMENT, CAL 1-34, IN AN AMOUNT NOT TO EXCEED $20,400.00

WHEREAS, the Force Account has been assigned the construction project of stucco and exterior repair of the Noriega Development; and

WHEREAS, the Authority solicited quotes from three qualified vendors for the purpose of renting a scaffold and stair tower fire escape for a period of ten months:

VENDOR	AMOUNT
Johnson Equipment Scaffold Division	$6,000.00 first 30 days/$600.00 per month thereafter
Patent Scaffolding Co.	$6,920.00 first 30 days/$1,056.00 per month thereafter
Contractors' Scaffold Supply, Inc.	$6,660.00 first 30 days/$1,200.00 per month thereafter

WHEREAS, Johnson Equipment Scaffold Division was the lowest, responsive, responsible

bidder to supply a scaffold and a stair tower fire escape for a period of ten months for the stucco repair at the Noreiga Development, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the rental of the scaffold and stair tower fire escape has been approved as part of the Comprehensive Improvement Assistant Program CA-1-919.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance of the purchase order of Johnson Equipment Scaffold Division as the lowest responsive, responsible bidder for the rental of a scaffold and a stair tower fire escape for a period of ten months for the stucco and exterior repair at the Noreiga Development, CAL 1-34, in an amount not to exceed $20,400.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Resolution (n) was withdrawn for review by the Site and Planning Committee.

(o)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND ORIGINAL CONTRACT FOR SERVICES WITH JERRY LEW AND ASSOCIATES FOR CULTURAL DIVERSITY AND CONFLICT RESOLUTION TRAININGS TO ADD AN AMOUNT NOT TO EXCEED $3,000.00

WHEREAS, the San Francisco Housing Authority entered into a contract for services with Jerry Lew and Associates in the amount of $9000.00 to provide cultural diversity and conflict resolution training for agency staff (Contract No. M4012); and

WHEREAS, the contractor completed three training sessions on March 17, May 19, and June 9 under the contract, but was required by the agency to conduct one additional training on June 22, thereby training 100 staff members; and

WHEREAS, invoices for the final training and expenses are not covered by the original contract, and will be in an amount not exceeding $3,000.00; and

WHEREAS, funding is available for this contract in the 1992 Comp Grant Funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to amend the contract with Jerry Lew and Associates for training services to add an amount not to exceed $3,000.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Huggins requested more information on the resolution. Commissioner Huggins moved to table Resolution (o) and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None.

Resolution (o) was UNANIMOUSLY TABLED.

Resolution No. 4307

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH THE SUNNYDALE RESIDENTS' ASSOCIATION (SRA) FOR A DRUG PREVENTION

PROGRAM FOR ADULT RESIDENTS AT SUNNYDALE IN AN AMOUNT NOT TO EXCEED $140,000.00

WHEREAS, the Authority included proposals for resident initiated drug elimination programs in its 1993 Drug Elimination Program (DEP) grant application; and

WHEREAS, the Sunnydale development was specifically identified in the 1993 DEP grant, for a resident initiated entrepreneurial project; and

WHEREAS, there are numerous problems of crime, violence, and lack of employment opportunities which are directly related to the presence of drugs in the Sunnydale development; and

WHEREAS, the proposed program will provide drug prevention activities to support adult residents of Sunnydale; and

WHEREAS, the San Francisco Housing Authority would like to support the Sunnydale Residents' Association in assuming management responsibility for drug elimination program activities at the Sunnydale development; and

WHEREAS, funding for the services described herein are available as part of the 1993 Drug Elimination Program grant;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute an agreement with The Sunnydale Residents' Association for a drug prevention program for adult residents in an amount not to exceed $140,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Huggins moved to adopt Resolution 4307 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None.

Resolution 4307 was UNANIMOUSLY ADOPTED.

(q)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE AGREEMENT WITH SAN FRANCISCO EDUCATIONAL SERVICES, INC. TO CONTINUE THE AFTER-SCHOOL YOUTH TUTORIAL SERVICES AT HUNTER'S VIEW IN AN AMOUNT NOT TO EXCEED $54,000

WHEREAS, the Authority entered into an Agreement with San Francisco Educational Services, Inc. on August 1, 1993 to provide youth tutorial services at Hunter's View; and

WHEREAS, San Francisco Educational Services, Inc. has fulfilled its obligations as stipulated in its Agreement with the Authority and its period of performance has concluded; and

WHEREAS, San Francisco Educational Services, Inc. has provided a service that has benefited the future of the children at Hunter's View; and

WHEREAS, youth tutorial services will continue and be expanded from two to three days a week under the amendment; and

WHEREAS, funding for the services described herein is provided for in the FY 1992 and FY 1993 Drug Elimination Program grants.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract amendment with San Francisco Educational Services, Inc. to increase funding in an amount not to

exceed $54,000 for the provision of after-school youth tutorial services at Hunter's View.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Huggins moved to table Resolution (q) and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None.

Resolution (q) was UNANIMOUSLY TABLED.

Resolution No. 4308

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR SECTION 8 CERTIFICATE AND SECTION 8 VOUCHER FUNDING, AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on July 11, 1994, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for Housing Certificates

and Vouchers; and

WHEREAS, the application must be received by HUD no later than 3:00 p.m., on August 25, 1994. This short application period warrants immediate Board action; and

WHEREAS, the Authority desires to submit application for these funds and the authority to execute the Annual Contributions Contract by the Executive Director of the San Francisco Housing Authority; and

WHEREAS, this action must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Rental Certificates and Rental Vouchers and the Executive Director is authorized to execute the Annual Contributions Contract, if such application is approved.

2. This resolution shall take effect immediately.

Approved as to form:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Huggins moved to adopt Resolution 4308 and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululugi Palega, Sr., Commissioner

NAYS: None.

Resolution 4308 was UNANIMOUSLY ADOPTED.

Resolution No. 4309

RESOLUTION AUTHORIZING TRAVEL TO DALLAS, TEXAS
TO ATTEND THE NATIONAL ASSOCIATION OF RESIDENT MANAGEMENT
CORPORATIONS' FIFTH ANNUAL CONFERENCE SCHEDULED FOR
AUGUST 24 THROUGH 28, 1994

WHEREAS, On August 23 through 28, 1994 the National Association of Resident Management Corporations (NARMC) will hold its Fifth Annual Conference in Dallas, Texas; and

WHEREAS, the 1994 Conference will offer a series of educational workshops on Economic Development, Financial Management, Entrepreneurship and Resident Initiatives; and

WHEREAS, the Authority deems that the presence of Commissioners Barbara Meskunas and Karen Huggins at the NARMC conference is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The attendance of Commissioners Barbara Meskunas and Karen Huggins at the aforementioned conference is hereby authorized.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Carpeneti questioned whether there were any conflicts of interest concerning those Commissioners who are travelling to Dallas, Texas. Discussion ensued.

Commissioner Palega moved to adopt Resolution 4309 and Commissioner Lee seconded the motion.

The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None.

Resolution 4309 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Ann Ingle, Hayes Valley South
Bessie Crockett, Valencia Gardens
Wilma Jackson, Potrero Hill
Ublanca Henry, Bernal Dwellings
Jewell Green, Hunters View
Marsha Kyer, Sunnydale
Brenda Stringer, Sunnydale
Lester Holly, Sunnydale
Ramonica Grayson, Sunnydale
Elizbeth Barbossa
Kenya Kato, Sunnydale
Anthony Hodges, Sunnydale

13. EXECUTIVE SESSION:

President Meskunas adjourned the Commission meeting to Executive Session at 6:21 p.m. to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957. Also for discussion was the litigation matter of Donahue vs. San Francisco Housing Authority, Superior Court Case No. 866133 pursuant to Government Code 54956.9(a).

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

President Meskunas reconvened the meeting. She announced that the Commission approved the settlement on Donahue vs. San Francisco Housing Authority. This was the only action taken.

15. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of August 11, 1994 adjourned at 8:30 p.m. by consensus. The next regular meeting has been scheduled for August 25, 1994.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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August 19, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, August 25, 1994 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, AUGUST 25, 1994 AT 440 TURK STREET, 4:00 P.M., SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, August 25, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

9. PUBLIC COMMENT ON AGENDA ITEMS:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Authorizing the Executive Director to investigate the financial and legal ramifications of reinstating the position of Housing Assistant in San Francisco Housing Authority (SFHA) Senior Developments

(b) Resolution - Authorizing the Executive Director to increase the incumbrance for Port's Quick Serve Processing Service Company to effect eviction actions for the remainder of the 1993-94 fiscal year in an amount not to exceed $4,500.00

(c) Resolution - Authorizing the submission of application for Section 8 rental voucher funding for homeless veterans with severe psychiatric or substance abuse disorders and for authorization to execute the annual contributions contract is such application is approved

(d) Resolution - Ratifying the increase in encumbrance for the rental of excavator and vehicles from Big-4-Rents in the amount of $21,462.55

(e) Resolution - Ratifying the increase in encumbrance for the leasing of vehicles and skiploader from action rental for expanded maintenance services in the amount not to exceed $36,285.84

(f) Resolution - Authorizing the Executive Director to enter into a contract with Olivia Chen Consultants, Inc. to provide engineering services to investigate and evaluate the sewer system and to prepare construction documents and provide contract administration for sewer repairs at Cal 1-18(3), Hunter's View, in the amount of $132,265.00

(g) Resolution - Authorizing the Executive Director to increase the encumbrance of the purchase orders for RMC Lonestar for the Valencia Gardens Development, Cal 1-4, courtyard paving (Phase II) and warehouse renovation at 1815 Egbert in the amount of $15,916.00

(h) Resolution - Authorizing the Executive Director to execute a contract amendment with Hawk Engineers to provide engineering services to prepare construction documents and contract administration for sewer repairs at CAL 1-2, Potrero Terrace and CAL 1-10, Potrero Annex in the amount of $53,900.00

(i) Resolution - Authorizing the Executive Director to enter into a contract with Western Roofing Service for roofing and waterproofing at development CAL 1-29, 345 Arguello in the amount of $30,549.00

(j) Resolution - Authorizing the Executive Director to enter into a contract with Western Roofing Service for roofing and waterproofing at development CAL 1-27, 350 Ellis in the amount of $44,214.00

(k) Resolution - Authorizing the Executive Director to enter into a contract with Wedge Roofing, Inc. for roofing and waterproofing at development CAL 1-18(5), Rosa Parks in the amount of $99,481.00

(l) Resolution - Authorizing the Executive Director to execute a purchase order with Architectural Grille for the purchase of customized perforated grilles for the ventilation modernization at 990 Pacific, CAL 1-19(1); Clementina Towers, CAL 1-21; 1880 Pine Street, CAL 1-23; 350 Ellis, CAL 1-27; 666 Ellis, CAL 1-28; and 1760 Bush, CAL 1-32 in the amount of $32,959.58

(m) Resolution - Authorizing the Executive Director to execute a purchase order with Hermann Associates, Inc. for the fabrication of sixteen (16) bullet resistant flood light shrouds for the exterior lighting project at the Valencia Gardens Development, CAL 1-4. in an amount not to exceed $20,000.00

(n) Resolution - Authorizing the Executive Director to increase the encumbrance with Johnson Equipment to cover the rental cost of a scaffold and stair tower fire escape to be used on the stucco repair project at the Noreiga Development, CAL 1-34, in an amount not to exceed $20,400.00

(o) Resolution - Authorizing the Executive Director to negotiate and enter into an agreement with the San Francisco Department of Recreation and Parks (SFRP) for a drug prevention program for teenagers and adults at Sunnydale in an amount not to exceed $12,200.00

(p) Resolution - Approving the Memorandum of Agreement for the floor captains at Bernal Dwellings Development

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

Immediately after the closed session, the Commission will reconvene in open session to report out the action taken in closed session.

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, August 25, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, August 25, 1994 at 4:15 p.m.

The meeting was called to order by Vice President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine L. Chavis, Legal Counsel

ABSENT: Barbara R. Meskunas, President
Karen Huggins, Commissioner

2. APPROVAL OF AGENDA:

Commissioner Lee moved to approve the agenda and Commissioner Palega seconded the motion.

The Agenda of August 25, 1994 was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. APPROVAL OF MINUTES:

Commissioner Redd moved to approve the minutes of the August 11, 1994 meeting and Commissioner Lee seconded the motion.

The minutes of the meeting held August 11, 1994 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Allen emphasized the need for broader communication with tenants, and called for a greater unity for a common purpose, noting her one year anniversary of Commission service on August 26.

Commissioner Allen also noted a November 29, 1993, Resolution No. 4178, which allowed for the needs of residents in senior developments to be filled despite the elimination of the housing assistant position.

5. REPORT OF SECRETARY:

Secretary Floresca read the following report:

"Housing Assistants: I ask Commissioners to consider the option of the reinstatement of the position of the Housing Assistant (HA) in our senior developments. By supporting Resolution (a), we can conduct a feasibility analysis of restoring this position.

Homeless Veterans: We have the opportunity to continue to utilize Section 8 as a tool to address the needs of another San Francisco disenfranchised group - homeless veterans. I urge Commissioners to seriously weigh Resolution (c).

Sunnydale Drug Prevention: As a collaborative effort with the San Francisco Department of Recreation and Parks, I urge you to support Resolution (o) which would provide a grant of $12,200 for a drug prevention program for teenagers and adults.

Bernal Floor Captains: Residents and vested interest people have cooperated to put together a floor captain program. This represents a concerted effort to organize on site.

I urge you to approve Resolution (p) supporting the apporval of a Memorandum of Agreement between the Bernal Dwellings Tenants Association and the San Francisco Housing Authority."

Lastly, Mr. Floresca noted a statement "Our Position on Streamlining," and the involvement of Local 790 in the proposed layoffs, that there are fourteen (14) available positions to offset the layoffs.

6. COMMITTEE REPORT:

Commissioner Carpeneti reported on the August 25, 1994 meeting of the Site and Design Committee. The Committee unanimously voted to support Resolutions (d), (e), (g), (h), (i), (j), (l), (m), (n); to table Resolution (f); and to not support Resolution (k).
The next meeting of the Site and Design Committee will be September 8, 1994, at 2:30 p.m., at Sunnydale Development.

7. REPORT OF COUNSEL:

Ms. Chavis said that there are no new legal issues to report. However, she noted, there is a Resolution, (b), which directly affects the Legal Department: a request for additional process service funds due to a rise in fee costs.

8. TENANT REPRESENTATIVE REPORT:

Jewell Green, PHTA, said that there is no report since the PHTA Board is out of town and therefore was unable to meet.

Ann Mackey, Senior Citizens' City-Wide Council, called for caution in reinstating the Housing Assistant position and noted that oftentimes when called, the Housing Assistant on duty was available only by voicemail, and therefore wasn't any better than a Resident Custodian. She said that each senior development should be allowed to choose whether to have a Housing Assistant or a Resident Custodian. Ms. Mackey called for tabling of Resolution (a) until residents are clear on the issues.

9. PUBLIC COMMENT ON AGENDA ITEMS:

At this time, Commissioner Allen moved to amend the Agenda to allow Local 790 and others to speak on non-Agenda items first before all other matters, and Commissioner Lee seconded the motion. The vote was:

AYES: Jan Allen, Commissioner
Hadie Redd, Commissioner

Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSTAIN: Richard Carpeneti, Vice President

The motion to allow speakers to address non-Agenda matters was passed by a MAJORITY VOTE.

The agenda item speakers were:

Jerry Abrams, Mission Dolores
Yvonne Morrow, 430 Turk Street
Robert Venn, 25 Sanchez
Ann Ingle, Hayes Valley South
Hasinah Rahim, Hayes Valley North
Bob Lin, former SFHA Housing Assistant

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

RESOLUTION NO. 4310

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INVESTIGATE THE FINANCIAL AND LEGAL RAMIFICATIONS OF REINSTATING THE POSITION OF HOUSING ASSISTANT IN SAN FRANCISCO HOUSING AUTHORITY (SFHA)SENIOR DEVELOPMENTS

WHEREAS, an administrative decision to reorganize the management of senior developments resulted in the abolition of the position of housing assistants effective August 20, 1993; and

WHEREAS, the property management functions of the housing assistant position were not assumed within the property manager and resident custodian responsibilities; and

WHEREAS, some of the job duties previously performed by the housing assistants were not contained in the job descriptions for the resident custodians or property management staff; and

WHEREAS, the United States Department of Housing and Urban Development requires SFHA

TO PROVIDE SAFE, SECURE AND SANITARY LIVING CONDITIONS; AND

WHEREAS, there has been an increase in the number of handicapped units; and

WHEREAS, the Commission is concerned for the care of its senior residents, who require 24 hour availability of staff.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1).The Executive Director is authorized with the concurrence of the Commission to investigate the financial and legal ramifications of reinstating the position of Housing Assistant in SFHA Senior Developments.

2).This Resolution shall take effect immediately.

APPROVED AS TO FORM

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Palega moved to adopt Resolution No. 4310 and Commissioner Lee seconded the motion. Discussion followed. Vice President Carpeneti suggested a careful case-by-case study of each senior development's specific requirements, and asked about any changes since the issue was last discussed. Commissioner Allen responded that since last reviewed there are now more and more disabled persons in senior housing. These residents require specially trained personnel on staff. Commissioner Redd requested clarification of the duties of Housing Assistants and funds from which they are paid, and the method of monitoring performance.

Secretary Floresca replied that the Resolution patently required a review of previous job descriptions and of evaluations per each site, and a subsequent report to the Commission on the feasibility of reinstatement. The question was called and the vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4310 was UNANIMOUSLY ADOPTED.

RESOLUTION NO.4311

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE INCUMBRANCE FOR PORT'S QUICK SERVE PROCESSING SERVICE COMPANY TO EFFECT EVICTION ACTIONS FOR THE REMAINDER OF THE 1993-94 FISCAL YEAR IN AN AMOUNT NOT TO EXCEED $4,500.00.

WHEREAS, the, SFHA, in order to provide effective eviction actions must have its summons and complaints served; and

WHEREAS, the SFHA retained the services of Port's Quick Service, in full and open competition, pursuant to the Request for Proposals (RFP) No. 026-92; and

WHEREAS, the San Francisco Housing Authority ("SFHA") entered into a contract on November 11, 1992 with Port's Quick Service for process serving services; and

WHEREAS, Port's Quick Serve meets all of the requirements of the California Contractor Licensing Laws; and

WHEREAS, Port's Quick Serve is a minority small business and the SFHA is in compliance with all affirmative action requirements; and

WHEREAS, the SFHA renewed its contract with Port's Quick Service for those same services for the 1993-94 fiscal year; and

WHEREAS, additional funding in excess of $10,000.00 is required in order to pay for the process service for the remainder of the 1993-94 fiscal year; and

WHEREAS, the funding for the process service fees are available as part of the operating budget for fiscal year 1994.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the incumbrance for Port's Quick Serve processing service company in an amount not to exceed $4,500.00 for the remainder of the 1993-94 fiscal year.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Lee moved to adopt Resolution No. 4311 and Commissioner Redd seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4311 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4312

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR SECTION 8 RENTAL VOUCHER FUNDING FOR HOMELESS VETERANS WITH SEVERE PSYCHIATRIC OR SUBSTANCE ABUSE DISORDERS AND FOR AUTHORIZATION TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on July 14, 1994, the Department of Housing and Urban Development (HUD) advised the San Francisco Housing Authority that funding is available under the Section 8 Rental Voucher Program for homeless veterans with severe psychiatric or substance abuse disorders; and

WHEREAS, the Housing Authority desires to submit an application for fifty (50) such Vouchers

and application must be received by HUD no later than 3:00 p.m., on August 29, 1994.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Rental Vouchers set aside for homeless veterans with severe psychiatric or substance abuse disorders. The Executive Director is authorized to execute the Annual Contributions Contract if the application is approved.

2. This Resolution shall take effect immediately.

Approved as to form:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4312 and Commissioner Palega seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4312 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4313

RESOLUTION RATIFYING THE INCREASE IN ENCUMBRANCE FOR THE RENTAL OF AN EXCAVATOR FROM BIG-4-RENTS IN THE AMOUNT OF $21,462.55

WHEREAS, the Maintenance and Force Account Departments were assigned to a special project of reducing the vacancy rate within a sixty-day period; and

WHEREAS, Maintenance and Force Account required the use of rental vehicles until the arrival of the Authority's new fleet vehicles; and

WHEREAS, the construction project extended beyond the designated completion date as a result of delays caused by weather conditions and design changes; and

WHEREAS, the Force Account Department executed a purchase order with Big-4-Rental for the rental of an excavator for the purpose of grading at the Alemany landscaping project; and

WHEREAS, the rental of the excavator and vehicles exceeded the original encumbrance of the purchase orders No. 32481 and No. 43891 in excess of $10,000.00; and

WHEREAS, funding for the rental of the excavator was approved as part of the Comprehensive Improvement Assistant Program, CA-1-918.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby ratifies the increase in encumbrance for the rental of an excavator from Big-4-Rents in the amount of $21,462.55.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Lee moved to adopt Resolution No. 4313 and Commissioner Allen seconded the motion. Discussion followed. Commissioner Lee asked about the feasibility of buying versus renting the needed equipment. Michael Kelly, Planning and Design, explained that current HUD regulations prohibit such purchases. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4313 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4314

RESOLUTION RATIFYING THE INCREASE IN ENCUMBRANCE FOR THE LEASING OF VEHICLES AND SKIPLOADER FROM ACTION RENTAL FOR EXPANDED MAINTENANCE SERVICES IN THE AMOUNT NOT TO EXCEED $36,285.84

WHEREAS, the Maintenance and Force Account Departments were assigned to a special project of reducing the vacancy rate within a sixty-day period; and

WHEREAS, the Force Account Department was required to complete the Alemany Sitework within the same sixty-day period; and

WHEREAS, Maintenance and Force Account required the use of rental until the arrival of the Authority's new fleet vehicles; and

WHEREAS, the completion date for the vacancy rate reduction project and the Alemany Sitework exceeded the original completion date, and the late arrival of the new SFHA fleet vehicles;and

WHEREAS, the rental of the vehicles exceeded the original authorization secured for the Commission pursuant to Resolution No. 4101; and

WHEREAS, funding for the rental of vehicles and equipment was approved as part of the Authority's revised operating budget for Fiscal Year 1993-1994 and the Comprehensive Improvement Assistant program CA-1-918.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby ratifies the increase in encumbrance for the leasing of vehicles and construction equipment from Action Rental for expanded maintenance services in the amount not to exceed $36,285.84.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis

Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Lee moved to adopt Resolution No. 4314 and Commissioner Palega seconded the motion. Commissioner Lee then voiced his concern about purchasing as opposed to renting the equipment. The vote was:

AYES:	Richard Carpeneti, Vice President Jan Allen, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None

Resolution No. 4314 was UNANIMOUSLY ADOPTED.

RESOLUTION (f)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH OLIVIA CHEN CONSULTANTS, INC. TO PROVIDE ENGINEERING SERVICES TO INVESTIGATE AND EVALUATE THE SEWER SYSTEM AND TO PREPARE CONSTRUCTION DOCUMENTS AND PROVIDE CONTRACT ADMINISTRATION FOR SEWER REPAIRS AT CAL 1-18(3), HUNTERS VIEW, IN THE AMOUNT OF $132,265.00

WHEREAS, chronic sewer problems continue at CAL 1-18(3), Hunters View housing development; and

WHEREAS, engineering services are required to assist in the identification of the sources of these problems, the development of appropriate remedies for these problems and technical support during the correction of these problems; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by six (6) firms and determined that Olivia Chen Consultants, Inc., is the most qualified respondent based on the evaluation factors in the solicitation; and

WHEREAS, Olivia Chen Consultants, Inc., has proposed a fee of $132,265.00 to provide the services noted above; and

WHEREAS, this fee is within the funding available in the 1993 Comprehensive Grant Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Olivia Chen Consultants, Inc., in the amount of $132,265.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Lee moved to table Resolution (f) and Commissioner Redd seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution (f) was UNANIMOUSLY TABLED.

RESOLUTION NO. 4315

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE OF THE PURCHASE ORDERS FOR RMC LONESTAR FOR THE VALENCIA GARDENS DEVELOPMENT, CAL 1-4, COURTYARD PAVING (PHASE II) AND WAREHOUSE RENOVATION AT 1815 EGBERT IN THE AMOUNT OF $15,916.00

WHEREAS, the increase of the encumbrance of the purchase orders for RMC Lonestar for

Valencia Gardens Development, CAL 1-4, courtyard paving and warehouse renovation at 1815 Egbert exceeds $10,000.00; and

WHEREAS, there was a change in the scope of work for the Valencia Gardens Development courtyard paving and warehouse renovation of 1815 Egbert; and

WHEREAS, Resolution No. 4237 was adopted at the April 28, 1994 Commission meeting granting the Executive Director authorization to execute a purchase order with RMC Lonestar for Valencia Gardens Development courtyard paving; and

WHEREAS, pursuant to bid #045-93 RMC Lonestar was selected as the lowest, responsive, and responsible bidder for securing a purchase order for the warehouse renovation; and

WHEREAS, funding for the procuring of materials for Valencia Gardens Development, CAL 1-4, courtyard paving (Phase II) and warehouse renovation at 1815 Egbert was approved as part of the Comprehensive Improvement Assistant Program, CA-1-919 and 1992 Comprehensive Grant Program, respectively.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance of the purchase orders for RMC Lonestar for the Valencia Gardens Development, CAL 1-4, Courtyard Paving (Phase II) and Warehouse Renovation at 1815 Egbert in the amount of $15,916.00.

2. The Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Lee moved to adopt Resolution No. 4315 and Commissioner Redd seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4315 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4316

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH HAWK ENGINEERS, INC. TO PROVIDE ENGINEERING SERVICES TO PREPARE CONSTRUCTION DOCUMENTS AND CONTRACT ADMINISTRATION FOR SEWER REPAIRS AT CAL 1-2, POTRERO TERRACE AND CAL 1-10, POTRERO ANNEX IN THE AMOUNT OF $53,900.00

WHEREAS, chronic sewer problems continue at CAL 1-2, Potrero Terrace and CAL 1-10, Potrero Annex; and

WHEREAS, engineering services are required to assist in the identification of the sources of these problems, the development of appropriate remedies for these problems and technical support during the correction of these problems; and

WHEREAS, the Authority identified Hawk Engineers, Inc. to provide these services and by Resolution No. 4064, authorized a contract for the first phase of this effort to investigate and recommend solutions for these two developments; and

WHEREAS, the completion of the first phase of this effort, a contract amendment is required to authorize the consultant to proceed with the second phase to assist in the correction of the identified problems at the first five developments; and

WHEREAS, Hawk Engineers, Inc., has proposed a fee of $53,900.00 to provide second phase services noted above as an amendment to their existing contract; and

WHEREAS, this fee is within the funding available in the 1992 Comprehensive Grant Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1.The Executive Director is authorized to execute a contract amendment for said work to Hawk Engineers, Inc. in the amount of $53,900.00

2.This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine Chavis

Legal Counsel

August 25, 1994
Date

Commissioner Lee moved to adopt Resolution No. 4316 and Commissioner Redd seconded the motion. The vote was:

AYES:	Richard Carpeneti, Vice President Jan Allen, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr.,Commissioner
NAYS:	None

Resolution No. 4316 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4317

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR ROOFING AND WATERPROOFING AT DEVELOPMENT CAL 1-29, 345 ARGUELLO IN THE AMOUNT OF $30,549.00

WHEREAS, on May 24, 1994, the Authority advertised for bids for the Roofing and Waterproofing at CAL 1-29, 345 Arguello housing development; and

WHEREAS, on June 15,1994, three (3) bids were received as follows:

Bidders	**Bid Amount**
1. Western Roofing Service	$30,549.00
2. Wedge Roofing, Inc.	$58,146.00
3. Pioneer Roofing Organization	$59,000.00

WHEREAS, the Authority has evaluated the low bid and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING

AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Western Roofing Service in the amount of $30,549.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 11, 1994
Date

Commissioner Lee moved to adopt Resolution No. 4317 and Commissioner Palega seconded the motion. Commissioner Allen questioned the workmanship integrity of the low bidder. Discussion followed. Commissioner Allen moved to table the Resolution. There was no second to the motion. The question was called and the vote was:

AYES:	Richard Carpeneti, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	Jan Allen, Commissioner

Resolution No. 4317 was PASSED BY MAJORITY VOTE.

RESOLUTION NO. 4318

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR ROOFING AND WATERPROOFING AT DEVELOPMENT CAL 1-27, 350 ELLIS IN THE AMOUNT OF $44,214.00

WHEREAS, on May 24, 1994, the Authority advertised for bids for the Roofing and Waterproofing at CAL 1-27, 350 Ellis housing development; and

WHEREAS, on June 16,1994, two (2) bids were received as follows:

Bidders	**Bid Amount**
1. Western Roofing Service	$44,214.00
2. Pioneer Roofing Organization	$86,840.00

WHEREAS, the Authority has evaluated the low bid and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Western Roofing Service in the amount of $44,214.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4318 and Commissioner Lee seconded the motion. Commissioner Allen then moved to table the Resolution but there was no second to the motion. The vote on the motion to adopt the Resolution was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Commissioner

NAYS: None

Resolution No. 4318 was UNANIMOUSLY ADOPTED.

RESOLUTION (k)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WEDGE ROOFING, INC. FOR ROOFING AND WATERPROOFING AT DEVELOPMENT CAL 1-18(5), ROSA PARKS IN THE AMOUNT OF $99,481.00

WHEREAS, on May 24, 1994, the Authority advertised for bids for the Roofing and Waterproofing at CAL 1-18(5), Rosa Parks, housing development; and

WHEREAS, on June 17,1994, two (2) bids were received as follows:

Bidders	Bid Amount
1. Wedge Roofing, Inc.	$99,481.00
2. Western Roofing Service	$119,967.00

WHEREAS, the Authority has evaluated the low bid and determined that Wedge Roofing, Inc. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Wedge Roofing, Inc. in the amount of $99,481.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Redd moved to adopt the Resolution but there was no second. Commissioner Allen moved to table Resolution (k) and Commissioner Lee seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Commissioner

NAYS: None

Resolution (k) was UNANIMOUSLY TABLED.

RESOLUTION NO. 4319

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH ARCHITECTURAL GRILLE FOR THE PURCHASE OF CUSTOMIZED PERFORATED GRILLES FOR THE VENTILATION MODERNIZATION AT 990 PACIFIC, CAL 1-19(1); CLEMENTINA TOWERS, CAL 1-21; 1880 PINE STREET, CAL 1-23; 350 ELLIS, CAL 1-27; 666 ELLIS, CAL 1-28; AND 1760 BUSH, CAL 1-32 IN THE AMOUNT OF $32,959.58

WHEREAS, the Authority's Force Account Department has been assigned the rehabilitation project of ventilation modernization at the Clementina Towers development; and

WHEREAS, the scope of the ventilation modernization may include the replacement of fans and grilles; and

WHEREAS, the Authority solicited quotes from three qualified vendors for the purchase of customized perforated grilles:

VENDOR	AMOUNT
Architectural Grille	$32,959.58
City Electric Supply	$33,018.72
Mission Supplies	$39,008.66

WHEREAS, Architectural Grille was the lowest, responsive, responsible bidder to supply customized perforated grilles for the ventilation modernization, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the purchase of customized perforated grilles for the ventilation modernization, has been approved as part of the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Architectural Grille as the lowest responsive, responsible bidder for the purchase of customized perforated grilles for the ventilation modernization at 990 Pacific, CAL 1-19(1); Clementina Towers, CAL 1-21; 1880 Pine Street, CAL 1-23; 350 Ellis, CAL 1-27; 666 Ellis, CAL 1-28; and 1760 Bush, CAL 1-32 in the amount of $32,959.58.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Allen moved to adopt Resolution No. 4319 and Commissioner Lee seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4319 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4320

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH HERMANN ASSOCIATES, INC. FOR THE FABRICATION OF SIXTEEN (16) BULLET RESISTANT FLOOD LIGHT SHROUDS FOR THE EXTERIOR LIGHTING PROJECT AT THE VALENCIA GARDENS DEVELOPMENT, CAL 1-4, IN AN AMOUNT NOT TO EXCEED $20,000.00

WHEREAS, the Authority's Force Account Department has been assigned the construction project to improve the security for the residents at the Valencia Gardens Development by providing adequate exterior lighting; and

WHEREAS, the exterior lighting fixtures specified is designed for installation in high abuse environment; and

WHEREAS, the Authority solicited quotes from six vendors for sixteen (16) bullet resistant flood light shrouds; and

WHEREAS, the Authority received quotes from two responsive, responsible bidders for sixteen (16) bullet resistant flood light shrouds; and

VENDOR	AMOUNT
Hermann Associates, Inc.	$1,080.00 per Unit
Brilliant Lighting Products Co.	$1,326.75 per Unit

WHEREAS, Hermann Associates, Inc. was the lowest, responsive, responsible bidder to fabricate sixteen (16) bullet resistant flood light shrouds, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36(d)(4)(i); and

WHEREAS, funding for the fabrication of the sixteen (16) bullet resistant flood light shroud has been approved as part of the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Hermann Associates, Inc. as the lowest responsive, responsible bidder for the purchase of sixteen (16) bullet resistant flood light shrouds for Valencia Gardens in an amount not to exceed $20,000.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4320 and Commissioner Lee seconded the motion. The vote was:

AYES:	Richard Carpeneti, Vice President
	Jan Allen, Commissioner
	Hadie Redd, Commissioner
	Larry K. Lee, Commissioner
	Sululagi Palega, Sr., Commissioner
NAYS:	None

Resolution No. 4320 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4321

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE WITH JOHNSON EQUIPMENT TO COVER THE RENTAL COST OF A SCAFFOLD AND STAIR TOWER FIRE ESCAPE TO BE USED ON THE STUCCO REPAIR PROJECT AT THE NORIEGA DEVELOPMENT, CAL 1-34, IN AN AMOUNT NOT TO EXCEED $20,400.00

WHEREAS, the Force Account has been assigned the construction project of stucco and exterior repair of the Noriega Development; and

WHEREAS, the Authority solicited quotes from three qualified vendors for the purpose of renting a scaffold and stair tower fire escape for a period of ten months:

VENDOR	AMOUNT
Johnson Equipment Scaffold Division	$6,000.00 first 30 days/$600.00 per month thereafter
Patent Scaffolding Co.	$6,920.00 first 30 days/$1,056.00 per month thereafter
Contractors' Scaffold Supply, Inc.	$6,660.00 first 30 days/$1,200.00 per month thereafter

WHEREAS, Johnson Equipment Scaffold Division was the lowest, responsive, responsible bidder to supply a scaffold and a stair tower fire escape for a period of ten months for the stucco repair at the Noreiga Development, and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the rental of the scaffold and stair tower fire escape has been approved as part of the Comprehensive Improvement Assistant Program CA-1-919.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance of the purchase order of Johnson Equipment Scaffold Division as the lowest responsive, responsible bidder for the rental of a scaffold and a stair tower fire escape for a period of ten months for the stucco and exterior repair at the Noreiga Development, CAL 1-34, in an amount not to exceed $20,400.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Palega moved to adopt Resolution No. 4321 and Commissioner Lee seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4321 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4322

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH THE SAN FRANCISCO DEPARTMENT OF RECREATION AND PARKS (SFRP) FOR A DRUG PREVENTION PROGRAM FOR TEENAGERS AND ADULTS AT SUNNYDALE IN AN AMOUNT NOT TO EXCEED $12,200.00.

WHEREAS, the Authority included proposals for resident initiated drug elimination programs in it's 1993 Drug Elimination Program (DEP) grant application; and

WHEREAS, the Sunnydale development was specifically identified in the 1993 DEP grant, for a resident-oriented educational project; and

WHEREAS, there are numerous problems of crime and violence which are directly related to the presence of drugs in the Sunnydale development; and

WHEREAS, the proposed program will provide drug prevention activities to support young residents of Sunnydale; and

WHEREAS, the San Francisco Housing Authority would like to support the Department Of Recreation and Parks in assuming management responsibility for identified drug elimination program activities at the Sunnydale development; and

WHEREAS, funding for the services described herein are available as part of the 1993 Drug Elimination Program grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1 The Executive Director is authorized to negotiate and execute an agreement with the San Francisco Department of Recreation and Parks for a drug prevention program for children and young adults in an amount not to exceed $12,200.00, except as provided for under the procurement policy by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4322 and Commissioner Lee seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None.

Resolution No. 4322 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4323

RESOLUTION APPROVING THE MEMORANDUM OF AGREEMENT FOR THE FLOOR CAPTAINS AT BERNAL DWELLINGS DEVELOPMENT

WHEREAS, the San Francisco Housing Authority wishes to promote resident participation; and

WHEREAS, the San Francisco Housing Authority and the Bernal Dwellings Tenants Association (BDTA) have developed a Memorandum of Agreement for the implementation of a Floor Captain program at Bernal Dwellings; and

WHEREAS, there is a need for Floor Captains to disseminate information as it relates to the URD program at Bernal Dwellings; and

WHEREAS, the duly elected BDTA, developed the Floor Captain Program and voted on the implementation of the program; and

WHEREAS, there are funds available to support the Floor Captain Program through the URD funding source not to exceed amount of $14,400.00.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Agreement.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

August 25, 1994
Date

Commissioner Redd asked for clarification of the proposal and Mr. Floresca responded to his question. Commissioner Allen moved to adopt Resolution No. 4323 and Commissioner Palega seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None.

Resolution No. 4323 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

LaWanna Preston, Local 790
Taeao Kiliona, SFHA employee
Brenda Pierce, SFHA employee/Local 790
Sonya Williams, SFHA employee
Bill Lloyd, Local 790
Guy Mason, SFHA employee/Local 790
Dr. Amos Brown, African American Family Summit
Louise Vaughan, Geneva Towers
Dr. Aurelius Walker
Sylvia Courtney, labor attorney
Mary Helen Rogers, retired SFHA employee
Jewell Green, PHTA
Jeri Maxwell, Valencia Gardens
Athena Fee, Hayes Valley North
Ann Ingle, Hayes Valley South

13. EXECUTIVE SESSION:

Vice President Carpeneti adjourned the Commission meeting to Executive Session at 8:07 p.m. to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

Vice President Carpeneti reconvened the meeting at 8:59 p.m.

15. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of August 25, 1994 adjourned at 9:00 p.m. by consensus. The next regular meeting has been scheduled for September 08, 1994.

Richard Carpeneti
Vice President

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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September 02, 1994

Agenda

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, September 08, 1994 at Sunnydale Community Room, 1654 Sunnydale, San Francisco, California 94134.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, SEPTEMBER 08, 1994 AT 4:00 P.M., SUNNYDALE COMMUNITY ROOM, 1654 SUNNYDALE, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, September 08, 1994

1654 Sunnydale
San Francisco, CA 94134

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

9. PUBLIC COMMENT ON AGENDA ITEMS:

10. UNFINISHED BUSINESS:

(d) Resolution - Authorizing the Executive Director to amend the agreement with Operation Contact, Inc. to continue the after-school youth enrichment services at Hayes Valley in an amount not to exceed $60,000.00

(o) Resolution - Authorizing the Executive Director to amend original contract for services with Jerry Lew and Associates for cultural diversity and conflict resolution trainings to add an amount not to exceed $3,000.00

(q) Resolution - Authorizing the Executive Director to amend the agreement with San Francisco Educational Services, to continue the after-school youth tutorial services at Hunter's View in an amount not to exceed $54,000.00

11. NEW BUSINESS:

(a) Resolution - Authorizing Executive Director and Commissioner to travel to Los Angeles September 12 through 13, 1994 to attend a Reinvention of Public Housing meeting sponsored by the Department of Housing and Urban Development and a meeting at Fanniemae on September 14, 1994

(b) Resolution - Authorizing the Executive Director and Commissioners to travel to Los Angeles September 15 and 16, 1994 to attend a Carpenters\Painters\HUD Conference

(c) Resolution - Authorizing participation at the Designing & Implementing Section 3 Training Session in San Francisco, California scheduled for September 22 and 23, 1994

(d) Resolution - Authorizing remuneration to Atlas Travel Service for the provision of airplane tickets for residents, Commissioners and staff attending the 1994 National Association of Resident Management Corporations Conference in Dallas, Texas in an amount of $15,460.00

(e) Resolution - Authorizing the Executive Director to execute a purchase order for the purchase and delivery of exterior bullet-proof lighting from City Electric Supply for the Hayes Valley Project in an amount not to exceed $37,850.00

(f) Resolution - Authorizing the Executive Director to execute a contract with Nueva Castilla Company to remove and replace steps and railings as part of the stucco and exterior repairs project at the Noriega Development, CAL 1-34, in the amount of $14,790.00

(g) Resolution - Approving the 1994 Comprehensive Grant Program to consolidated Annual Contributions Contract No. SF-255 and authorizing its execution

(h) Resolution - Authorizing the Executive Director to execute a Program Administrative agreement with the San Francisco Redevelopment Agency for the administration of rent subsidies from HOPWA funds

(i) Resolution - Approving superseding Part I and new Part II of Section 8

Housing Certificate Program Annual Contributions Contract No. SF-618 and authorizing execution

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

Immediately after the closed session, the Commission will reconvene in open session to report out the action taken in closed session.

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, September 08, 1994

1654 Sunnydale
San Francisco, CA 94134

The Housing Authority of the City and County of San Francisco met in regular session at 1654 Sunnydale, San Francisco, California on Thursday, September 08, 1994, at 4:19 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Debrenia Madison, Assistant Legal Counsel

ABSENT: Larry K. Lee, Commissioner

2. APPROVAL OF AGENDA:

Commissioner Huggins moved to approve the Agenda and Commissioner Allen seconded the motion. Secretary Floresca asked to submit an amendment to Resolution (c) to allow Commissioner Jan Allen's attendance at a Section 3 training conference on September 22 an 23, 1994. Commissioner Palega moved to approve the amended Resolution and Commissioner Huggins seconded the motion. The amended Resolution was unanimously approved. A vote was then taken on the amended Agenda.

The Agenda of September 08, 1994, as amended, was UNANIMOUSLY APPROVED.

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. APPROVAL OF MINUTES:

Commissioner Redd moved to approve the minutes of the August 25, 1994 meeting and Commissioner Allen seconded the motion.

The minutes of the meeting held August 25, 1994 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Allen requested formation of an on-going Senior Committee which would be comprised of Commissioners, seniors and disabled residents. President Meskunas said that she would poll all Commissioners of their interest, availability, and report results at a subsequent meeting.

Commissioner Huggins spoke about a Bay Guardian article on the proposed power plant in the Hunter's Point area, and reported on the NARMAC Conference in Texas.

President Meskunas applauded the participation of twenty-seven San Francisco Housing Authority representatives at the NARMAC Conference this year.

Derrald Etheley, Director of Neighborhood Initiatives, spoke about the vitality of the tenant organization and drive witnessed at the NARMAC Conference.

Secretary Floresca stated that two men performed acts of heroism during a recent fire at Bernal Dwellings by saving the lives of five children. He called forth Mr. Reginald Raynor and Mr. Kenyatta Brannen. Mr. Floresca read a Citation of Heroism. The two men were given a standing ovation by those present.

Al Nelson, Chief of Staff and Operations, reported on the Bernal Dwellings fire which occurred on September 4, at about 8:56 p.m., at 3180 Army Street resulting, in three injuries. A young child is in the hospital in critical condition. A sofa placed in the hallway was doused with gasoline and set on fire. Mr. Nelson noted that locks placed on fire escape doors were apparently put on by residents since the Housing Authority did not do so. Jim Williams, Director of Conventional Housing, reported on efforts to re-

locate affected residents of the fire either within available Housing units or with the Red Cross. Commissioners Allen and Huggins asked about the response of the fire and police departments. Mr. Nelson said that there would be a complete report by the next Commission meeting date.

Vice President Carpeneti asked about regular inspections of buildings and doors in view of potential liability issues. Mr. Nelson said that property managers inspect the properties on a regular basis, but that maintenance staff inspect more frequently than property managers because of the nature of their duties, and that staff is instructed to report any irregularities.

Commissioner Huggins stated that a couch being allowed to remain in the hallway for a long period of time is not acceptable, but Mr. Williams noted that he is trying to ascertain the facts of the placement of the sofa.

Commissioner Palega queried about custodian schedules and assignments at Bernal Dwellings and Mr. Williams responded to his questions.

Commissioner Redd expressed concern of witness reports that the police left the fire scene and suggested that the police commission and other responsible bodies be informed of this matter.

5. REPORT OF SECRETARY:

Secretary Floresca read the following report:

"Local 790: Statement on Layoffs

The dispute with Local 790 pertaining to the layoffs was resolved through the meet and confer sessions held with union representatives and our negotiating team. On Tuesday a final session was held with Ms. LaWanna Preston, Milt Reiterman and myself, at which time a settlement agreement was reached pertaining to the layoffs. Of the original 22 slated for layoff, we were able to transfer 14 to positions that were developed as a result of special funding. One employee took a voluntary layoff. The net result is that the termination will affect seven employees who were hired in temporary classifications.

I wish to thank the union, staff, community, as well as the commission, in their adherence to the process dictated by our collective bargaining agreement., The process did work, and I am delighted that the impact was lessened as a result of the efforts of everyone involved.

Management will assist in every way possible through our Human Resource Department

by counseling and referral efforts to the laid off employees.

Comp Grant: Due to the hard work of Michael Kelly and his staff, we aggressively pursued additional funding from HUD. I am happy to say that our grant award for 1994 is $21.75 million. This is the first time the Housing Authority has topped $20 million. This is an increase of $2.2 million from last year. I ask the Commissioners to support Resolution G which officially allows the agency to access these funds.

HOPWA Grant: On August 30, the San Francisco Redevelopment Agency approved our administration of a Housing Opportunities for People With AIDS (HOPWA) grant for $2 million to house 225 to 325 HIV disabled individuals. We plan to work with the Redevelopment Agency, year after year, on this initiative. I urge you to pass Resolution H.

Educational Enrichment: I urge Commissioners to support the efforts of two organizations that serve residents. Operation Contact offers after-school youth services to our Hayes Valley development and San Francisco Educational Services provides after-school tutorial services to our Hunter's View development. I ask your support for Resolutions D and Q of "unfinished business".

Diversity Training: Although the population of San Francisco is diverse, we struggle with our prejudices and biases. At the Housing Authority, Jerry Lew and Associates has conducted diversity training for 100 staff of the agency. An additional session is needed to ensure that all our property managers have the opportunity to participate. This training was part of our Asian Law Caucus settlement Agreement. I ask you to support Resolution O of "unfinished business."

HUD Resident Rule: On August 24, HUD issued a Rule on Tenant Participation and Tenant Opportunities in Public Housing. I received a copy of the rule earlier this week. There are copies of the rule in the back of the room. The Office of Resident & Neighborhood Initiatives will be reviewing this rule over the next few weeks."

6. COMMITTEE REPORT:

President Meskunas reported that there was no meeting of the Finance Committee.

Commissioner Redd said that several issues were discussed at the Health and Safety meeting held on September 7, 1994. Concerning the issue of private security, Mr. Redd said that this matter must be researched further. This may require a meeting with the City Attorney and/or permits from the Chief of Police. The Commissioner noted that the issues of lead abatement and refuse collection were also discussed. The next meeting will be October 12, 1994. Commander Holder of the San Francisco Police Department

and the project developer of the proposed power plant project in the Hunter's Point area will be asked to attend and answer questions.

Site and Design Committee met just before the Commission meeting, reported Vice President Carpeneti. Barbara Smith, Director of Housing Development, reported that plans for Hayes Valley redevelopment is going according to schedule. Mr. Carpeneti also said that three resolutions reviewed were unanimously recommended for Commission passage. The next meeting will be September 22, 1994.

7. REPORT OF COUNSEL:

Ms. Debrenia Madison, Assistant Legal Counsel, stated that there is no legal report at this time.

8. TENANT REPRESENTATIVE REPORT:

Juanita Marshall, PHTA, said that the organization meets every Wednesday, 10:30 a.m., 1111 Buchanan Street. Ms. Marshall reported on some activities at the NARMAC Conference she attended. She said that PHTA is not receiving notification of review panel meetings and requested future notices so that a representative may sit on such reviews to ensure adherence to fairness and set procedures.

9. PUBLIC COMMENT ON AGENDA ITEMS:

Malik Rahim
Hasinah Rahim, Hayes Valley Tenants Association
Chester Meadows, Hayes Valley
Danny Washington, Hayes Valley (Operation Contact)
Melvin Smith, Hayes Valley (Operation Contact)

10. UNFINISHED BUSINESS:

RESOLUTION NO. 4324

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE AGREEMENT WITH OPERATION CONTACT, INC. TO CONTINUE THE AFTER-SCHOOL YOUTH ENRICHMENT PROGRAM AT HAYES VALLEY IN AN AMOUNT NOT TO EXCEED $60,000.00

WHEREAS, the Authority entered into an Agreement with Operation Contact, Inc. on June 15, 1993 to provide youth enrichment services at Hayes Valley; and

WHEREAS, Operation Contact, Inc. has fulfilled its obligations as stipulated in its Agreement with the Authority and its period of performance has concluded; and

WHEREAS, Operation Contact, Inc. has provided a service to the children of Hayes Valley that has been both valuable and successful; and

WHEREAS, youth enrichment services will continue under the amendment; and

WHEREAS, funding for the services described herein is provided for in the FY 1992 and FY 1993 Drug Elimination Program grants.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract amendment with Operation Contact, Inc. to increase funding in an amount not to exceed $60,000.00 for the provision of after-school youth enrichment services at Hayes Valley.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994
Date

Commissioner Carpeneti moved to adopt Resolution No. 4324 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4324 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4325

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND ORIGINAL CONTRACT FOR SERVICES WITH JERRY LEW AND ASSOCIATES FOR CULTURAL DIVERSITY AND CONFLICT RESOLUTION TRAININGS TO ADD AN AMOUNT NOT TO EXCEED $3,000.00

WHEREAS, the San Francisco Housing Authority entered into a contract for services with Jerry Lew and Associates in the amount of $9000.00 to provide cultural diversity and conflict resolution training for agency staff (Contract No. M4012); and

WHEREAS, the contractor completed three training sessions on March 17, May 19, and June 9 under the contract, but was required by the agency to conduct one additional training on June 22, thereby training 100 staff members; and

WHEREAS, invoices for the final training and expenses are not covered by the original contract, and will be in an amount not exceeding $3,000.00; and

WHEREAS, funding is available for this contract in the 1992 Comp Grant Funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to amend the contract with Jerry Lew and Associates for training services to add an amount not to exceed $3,000.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4325 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None.
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4325 was UNANIMOUSLY APPROVED.

RESOLUTION NO. 4326

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE AGREEMENT WITH SAN FRANCISCO EDUCATIONAL SERVICES, INC. TO CONTINUE THE AFTER-SCHOOL YOUTH TUTORIAL SERVICES AT HUNTER'S VIEW IN AN AMOUNT NOT TO EXCEED $54,000

WHEREAS, the Authority entered into an Agreement with San Francisco Educational Services, Inc. on August 1, 1993 to provide youth tutorial services at Hunter's View; and

WHEREAS, San Francisco Educational Services, Inc. has fulfilled its obligations as stipulated in its Agreement with the Authority and its period of performance has concluded; and

WHEREAS, San Francisco Educational Services, Inc. has provided a service that has benefited the future of the children at Hunter's View; and

WHEREAS, youth tutorial services will continue and be expanded from two to three days a week under the amendment; and

WHEREAS, funding for the services described herein is provided for in the FY 1992 and FY 1993 Drug Elimination Program grants.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract amendment with San Francisco Educational Services, Inc. to increase funding in an amount not to exceed $54,000 for the provision of after-school youth tutorial services at Hunter's View.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994
Date

President Meskunas called for the motion. Commissioner Palega moved to table Resolution No. 4326 and queried whether there was a follow-up meeting between the Hunter's View RMC and the staff of San Francisco Education Service about hiring of residents for tutoring. Peter Byrne, employee of Hunter's View RMC, responded that this issue was addressed by all concerned parties, and that the Education Service had agreed to hire residents. The motion to table was seconded by Commissioner Huggins. The vote to table was taken and was:

AYES:	Jan Allen, Commissioner Karen Huggins, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Hadie Redd, Commissioner
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

There was further discussion on the matter with details of the program given by Margot Frenberg, Program Director of the After School Learning Center with the San Francisco Educational Service. Commissioner Palega then rescinded his motion to table, and Commissioner Huggins rescinded her second to the motion. Vice President Carpeneti then called for the question. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Karen Huggins, Commissioner

Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

ABSTAIN: Jan Allen, Commissioner

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution 4326 was PASSED.

11. NEW BUSINESS:

RESOLUTION NO. 4327

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR AND COMMISSIONER TO TRAVEL TO LOS ANGELES SEPTEMBER 12 THROUGH 13, 1994 TO ATTEND A REINVENTION OF PUBLIC HOUSING MEETING SPONSORED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND A MEETING AT FANNIEMAE ON SEPTEMBER 14, 1994

WHEREAS, On September 12 through 13, 1994 the Department of Housing and Urban Development (HUD) is holding a Reinvention of Public Housing meeting in Los Angeles; and

WHEREAS, this HUD meeting will focus on the needs of low-income persons, and will be attended by members of the Council of Large Public Housing Authorities (CLPHA), the National Association of Housing and Redevelopment Officials (NAHRO), and the Public Housing Authorities Directors Association (PHADA); and

WHEREAS, the Authority is a member of CLPHA, NAHRO and PHADA, and the Authority deems that the presence of Felipe M. Floresca, Executive Director of the San Francisco Housing Authority, and Commissioner Barbara Meskunas at the aforementioned HUD meeting is essential to the conduct of its low rent operations; and

WHEREAS, FannieMae is holding a meeting at their offices on September 14, 1994 in Los Angeles to discuss homeownership opportunities for public housing residents and support for public housing revitalization; and

WHEREAS, Felipe M. Floresca and Commissioner Barbara Meskunas will have the opportunity to meet and discuss FannieMae; and

WHEREAS, the Authority deems that the presence of Felipe M. Floresca and Commissioner Barbara Meskunas at the aforementioned FannieMae meeting is essential to the conduct of its

low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Felipe M. Floresca and Commissioner Barbara Meskunas be authorized to travel to Los Angeles, California for the purpose of attending the aforementioned meetings.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4327 and Commissioner Huggins seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

RESOLUTION NO. 4328

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR
AND COMMISSIONERS KAREN HUGGINS AND SULULAGI PALEGA, SR.,

TO TRAVEL TO LOS ANGELES SEPTEMBER 15 AND 16, 1994
TO PARTICIPATE IN A CARPENTERS/PAINTERS/HUD CONFERENCE
AND TO DISCUSS THE HOUSING AUTHORITY'S
PARTNERSHIP PROGRAM WITH ORGANIZED LABOR

WHEREAS, on September 15 and 16, 1994, the Carpenters Union, Painters Union and HUD is meeting in Los Angeles for a conference to discuss employment opportunities for Public Housing residents; and

WHEREAS, Felipe M. Floresca, Executive Director of the San Francisco Housing Authority and Commissioners will have the opportunity to discuss the Partnership Program between the Housing Authority , organized labor and HUD; and

WHEREAS, this meeting will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the presence of the Executive Director and Commissioners at the Conference is essential to the conduct of its operations.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Felipe M. Floresca, Karen Huggins and Sululagi Palega, Sr., be authorized to travel to Los Angeles for the purpose of attending the aforementioned meetings.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4328 and Commissioner Allen seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4328 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 4329

RESOLUTION AUTHORIZING PARTICIPATION AT THE DESIGNING & IMPLEMENTING SECTION 3 TRAINING SESSION IN SAN FRANCISCO, CALIFORNIA SCHEDULED FOR SEPTEMBER 22 AND 23, 1994

WHEREAS, the Lynne Borrell and Associates are offering a training session on Designing and Implementing Section 3 in San Francisco, California on September 22 and 23, 1994; and

WHEREAS, this training will include economic opportunities for low income persons; and

WHEREAS, Commissioner Karen Huggins is Chairperson of the Resident Hiring Committee which emphasizes economic opportunities for residents in public housing; and

WHEREAS, the Authority deems that the attendance of Commissioner Karen Huggins is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Karen Huggins be authorized to attend this aforementioned training session in San Francisco.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4329 and Commissioner Palega seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4329, as amended to include Commissioner Jan Allen, was UNANIMOUSLY ADOPTED .

RESOLUTION NO. 4330

RESOLUTION AUTHORIZING PAYMENT TO ATLAS TRAVEL SERVICE FOR THE PROVISION OF AIRPLANE TICKETS FOR RESIDENTS, COMMISSIONERS AND STAFF ATTENDING THE 1994 NATIONAL ASSOCIATION OF RESIDENT MANAGEMENT CORPORATIONS CONFERENCE AND BASKETBALL TOURNAMENT IN DALLAS, TEXAS IN AN AMOUNT OF $15,460.00

WHEREAS, the National Association of Resident Management Corporations (NARMC) held its annual conference and basketball tournament August 24-28, 1994 in Dallas, Texas; and

WHEREAS, the Commission passed Resolution Number 4309 on August 11, 1994 authorizing the travel of Commissioners Meskunas and Huggins to the conference; and

WHEREAS, the NARMC conference offered a series of educational workshops pertaining to resident management, including economic development, financial management, entrepreneurship, and resident initiatives; and

WHEREAS, nineteen (19) youth residents traveled to Dallas to compete in the NARMC Basketball Tournament; and

WHEREAS, airplane tickets for the six staff people, two Commissioners and thirty-five residents were provided by Atlas Travel Service of San Francisco at a cost of $15,460.00; and

WHEREAS, funding for the services described herein is provided for in the 1992 Comprehensive Grant Management Improvement funds, HOPE I Grant, CIAP/TAG Grants, FY 1993 Drug Elimination Program and FY 1994 Low Income Operating Budget.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Authorization is given to provide payment to Atlas Travel Service for the provision of airplane tickets for residents, Commissioners, and staff attending the 1994 National Association of Resident Management Corporations (NARMC) Conference and Basketball Tournament held August 24-28, 1994 in Dallas, Texas in the amount of $15,460.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4330 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4330 was UNANIMOUSLY ADOPTED .

RESOLUTION NO. 4331

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE AND DELIVERY OF EXTERIOR BULLET-PROOF LIGHTING FROM CITY ELECTRIC SUPPLY FOR THE HAYES VALLEY PROJECT IN AN AMOUNT NOT TO EXCEED $37,850.00

WHEREAS, the Authority solicited bids, in full and open competition, for the purchase and delivery of exterior bullet-proof lighting for the Hayes Valley Project; and

WHEREAS, bids were received from City Electric Supply, MADAM Enterprises, Inc., Consolidated Electrical Distributor, Inc. and Beck Electric Supply in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the award of a purchase order should be made to City Electric Supply as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the purchase and

Legal Counsel

September 08, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4331 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4331 was UNANIMOUSLY ADOPTED .

RESOLUTION NO. 4332

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH NUEVA CASTILLA COMPANY TO REMOVE AND REPLACE STEPS AND RAILINGS AS PART OF THE STUCCO AND EXTERIOR REPAIRS PROJECT AT THE NORIEGA DEVELOPMENT, CAL 1-34, IN THE AMOUNT OF $14,790.00

WHEREAS, the Authority's Force Account has been assigned the construction project of stucco and exterior repair at development CAL 1-34, 4101 Noriega; and

WHEREAS, the Authority solicited quotes from four qualified vendors to remove and replace steps and railings:

VENDOR	AMOUNT
Nueva Castilla Co.	$14,790.00
San Francisco Iron Works	$15,285.00
Crown Iron Works	$16,700.00
Ankle Iron Works, Inc.	$47,155.00

WHEREAS, Nueva Castilla Company was the lowest, responsive, responsible bidder to remove and

replace steps and railings, and was selected in accordance with Federal Procurement Regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the contract to remove and replace steps and railings has been approved as part of the Comprehensive Improvement Assistant Program, CA-1-919.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract Nueva Castilla Company as the lowest responsive, responsible bidder to remove and replace steps and railings for the stucco exterior repair at the Noriega Development, CAL 1-34, in the amount of $14,790.00.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994
Date

Commissioner Carpeneti moved to adopt Resolution No. 4332 and Commissioner Palega seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4332 was UNANIMOUSLY ADOPTED .

RESOLUTION NO. 4333

RESOLUTION APPROVING THE 1994 COMPREHENSIVE GRANT PROGRAM TO CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT NO. SF -255 AND AUTHORIZING ITS EXECUTION

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") entered into a Consolidated Annual Contributions Contract on August 27, 1964, with the United States of America (herein called the "Government"); and

WHEREAS, it is deemed advisable by the Local Authority and the Government to amend the Consolidated Annual Contributions Contract in the particulars indicated in such amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The Executive Director is hereby authorized and directed to execute seven counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4333 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner

Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT FOR VOTING: Larry K. Lee, Commissioner

Resolution No. 4333 was UNANIMOUSLY ADOPTED .

RESOLUTION NO. 4334

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PROGRAM ADMINISTRATION AGREEMENT WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY FOR THE ADMINISTRATION OF RENT SUBSIDIES FROM HOPWA FUNDS

WHEREAS, the San Francisco Redevelopment Agency (SFRA) has received from the U.S. Department of Housing and Urban Development (HUD) funding for Housing Opportunities for Persons with AIDS (HOPWA) and intends to designate part of those funds for rent subsidies to low income people with HIV/AIDS, and

WHEREAS, the SFRA desires to avail itself of the unique skills and capabilities of the SFHA, it is agreed that the SFHA's Leased Housing Department will administer the eligibility determinations, rent negotiations and unit inspections in regard to the HOPWA funds; and

WHEREAS, the SFHA will be paid an administrative fee of 7% annually for said services.

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to execute the Program Administration Agreement with the San Francisco Redevelopment Agency.

2. This Resolution becomes effective immediately.

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994

Date

Commissioner Huggins moved to adopt Resolution No. 4334 and Commissioner Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4334 was UNANIMOUSLY ADOPTED .

RESOLUTION NO. 4335

RESOLUTION APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM AND AUTHORIZING EXECUTIONS CONTRACT No. SF-618

The Housing Authority of the City and County of San Francisco ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975, as amended, with the United States of America ("Government").

The Section 8 ACC must now be revised so that it will consist of the following counterparts:

a. Superseding Part I of the ACC, HUD 52520B (August, 1988), applicable to the Section 8 Existing Housing Certificate Program.

b. New Part II of the ACC, HUD 52520E (Jan. 1990), applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The superseding Part I Section 8 ACC and the New Part II of the ACC for the Housing Certificate Program and the Housing Voucher Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of

the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 08, 1994
Date

Commissioner Carpeneti moved to adopt Resolution No. 4335 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT FOR VOTING:	Larry K. Lee, Commissioner

Resolution No. 4335 was UNANIMOUSLY ADOPTED .

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Sharon Adams, President, Bernal Tenants Association
Tiki Hadley, Alemany
Members of the Tobie family, Alice Griffith
Silver Stewart, Alice Griffith
Annie Clark, Alemany
Raul Nevarez, Jr. Alemany
Casiano, Alemany

Nannette M. Harris, Alemany
Ozella Harris, Alemany
B. Hudson, Alemany
Abdu Beshir, Alemany
Diana D. Vae, Alemany
Jeri Maxwelll, Valencia Gardens
Ann M. Ingle, Hayes Valley South
Ace Washington
Dennis Little Bear Carr, North Beach

13. EXECUTIVE SESSION:

President Meskunas adjourned the Commission meeting to Executive Session at 7:14 p.m. to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

President Meskunas reconvened the meeting at 7:55 p..m.. She announced that no new action was taken.

15. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of September 08, 1994 adjourned at 7:56 p.m. by consensus. The next regular meeting has been scheduled for September 22, 1994.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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September 16, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, September 22, 1994 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

pubntce\07-28-94

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, SEPTEMBER 22, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, September 22, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

9. PUBLIC COMMENT ON AGENDA ITEMS:

10. UNFINISHED BUSINESS:

(k) Resolution - (tabled 8/11/94) Authorizing the Executive Director to enter into a contract with Wedge Roofing, Inc. for roofing and waterproofing at Development CAL 1-18(5), Rosa Parks in the amount of $99,481.00

11. NEW BUSINESS:

(a) Resolution - Commending Mr. Julian Fitzhugh on the occasion of his retirement

(b) Resolution - Honoring Ms. Neisha Jones, Mr. Reginald Raynor and Mr. Kenyatta Brannen Jones for Acts of Bravery Above and Beyond the Call of Duty

(c) Resolution - Approving the 1992 and 1993 Comprehensive Grant Program Performance and Evaluation Report and certifying that a reasonable effort has been made to allow resident review and comment on this report.

(d) Resolution - Authorizing travel to Washington, D.C. to attend the National Tenants Organization Conference scheduled for October 19 through October 23, 1994

(e) Resolution - Authorizing travel to Washington, D.C. September 28 through 30, 1994 for the purpose of formulating policy and monitoring current funding availability for future agency proposals

(f) Resolution - Authorizing the Executive Director to execute a purchase order for the purchase of metal shelving and associated seismic calculations and drawings from Bay Area Shelving to be installed at 1815 Egbert installed in an amount not to exceed $11,878.00

(g) Resolution - Authorizing the Executive Director to enter into a Memorandum of Agreement between the San Francisco Housing Authority and the Hunter's View Resident Management Council, Inc. to enter into the lease for the spaces at 231, 233, 247 and 249 West Point Road

(h) Resolution - Approving the Memorandum of Understanding between the San Francisco Housing Authority and the Potrero Hill Resident Management Corporation to maximize resident management responsibilities at Cal 1-2 Potrero Terrace and Cal 1-10 Potrero Annex

(i) Resolution - Authorizing the approval of the Memorandum of Understanding between the San Francisco Housing Authority and the Hunter's View Resident Management Council for the activation of and support for the Vacant Unit Watch Program in Hunter's View in an amount not to exceed $46,000.00 for a twelve week pilot program

(j) Resolution - Authorizing the Executive Director to enter into a Memorandum of Understanding with the Bernal Dwellings Tenant Association to set Forth Guidelines for the Urban Revitalization Demonstration Grant Cooperative Planning and Implementation

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

Immediately after the closed session, the Commission will reconvene in open session to report out the action taken in closed session.

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, September 22, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, September 22, 1994 at 4:35 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine L. Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

President Meskunas noted that staff requested that Resolution (d) be amended to read Atlanta, Georgia as site of the upcoming N.T.O. Conference, not Washington D.C., and to add Resolution (k) to the Agenda on an emergency basis because of H.U.D. submission deadlines. Commissioner Allen moved to amend the Agenda and Commissioner Redd seconded the motion. The motion to amend the Agenda on an emergency basis was UNANIMOUSLY APPROVED.

Secretary Floresca then requested that Resolution (a) be taken out of order and be enacted upon first because of Mr. Fitzhugh's time constraints.

Commissioner Allen moved to adopt the amended Agenda and Vice President Carpeneti seconded the motion. The amended Agenda of September 22, 1994 was UNANIMOUSLY APPROVED.

At this time Secretary Floresca announced Resolution (a) Commending Mr. Julian Fitzhugh on the Occasion of his Retirement and presented a commemorative plaque to Mr. Fitzhugh. Mr. Fitzhugh spoke to the assembly and was applauded by those present.

3. APPROVAL OF MINUTES:

Commissioner Huggins moved to approve the minutes of the September 08, 1994 meeting and Commissioner Palega seconded the motion.

The minutes of the meeting held September 08, 1994 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Secretary Floresca announced the successful completion of the Public Housing Manager (P.H.M.) exam by Commissioner Karen Huggins and Reverend Willie F. Carter, President of the Hunter's View Resident Management Corporation, and presented each with a P.H.M. certificate.

Commissioner Huggins reported on her attendance at the Carpenter/Painters/HUD Conference on September 15 and 16, 1994, noting several available apprenticeship training programs and urged SFHA participation.

Commissioner Huggins announced a townhall meeting on Saturday, September 24, 1994 at Plaza East where SFHA staff will answer questions about re-location, Section 8 vouchers versus certificates, moving, childcare and Section 3 issues.

Secretary Floresca announced Hunter's Point "A" West's first annual block party scheduled for September 24, 1994, and stated that the event will not require a police permit since it will be held on SFHA property.

Commissioner Huggins read a letter from San Francisco Superintendent of Schools, Bill Rojas, commending Yolanda Bradley, SFHA employee, for her assistance in the Summer Jobs Program.

5. REPORT OF SECRETARY:

Secretary Floresca read the following report:

1. RMC Support. A great deal of time and effort is being spent by residents to address

Resident Management Corporations (RMCs). Based on the resources that the Housing Authority has at it's disposal and based on funding requirements, we will continue to support RMC efforts to create economic development and self-sufficiency. I urge you to support several resolutions that address this level of support.

Resolutions (g) and (i) ask the Housing Authority to support the efforts of the Hunter's View Resident Management Council in terms of leasing space for expansion and the initiation of the Vacant Unit Watch Program, respectively. Resolution (h) proposes that the Housing Authority support resident management responsibilities at Potrero Terrace and Potrero Annex.

2. HOPE VI. The Urban Revitalization Demonstration or HOPE VI is a $ 50 million commitment by HUD to revitalize Bernal Dwellings and Plaza East. Residents must be partners in a cooperative planning process if this demonstration is to become a success. I urge you to support Resolution (j) which supports a working relationship between the Housing Authority and the Bernal Dwellings Tenants Association to set forth guidelines for HOPE VI cooperative planning and implementation.

3. HUD Resident Participation Rule. At last Commission meeting, the HUD rule on Resident Participation was made available. It outlines various ways that housing authorities and residents can work cooperatively together. Copies are again being made available today.

4. Los Angeles conferences. Last week I attended two conferences in Los Angeles. The first conference on "Reinventing Public Housing" addressed ways that housing authorities can be more innovative and creative in transforming public housing into neighborhood housing. The second conference on "Organized Labor Apprenticeships" discussed how we should proceed to plan and implement an effective resident apprenticeship program. Next month we will be formally signing an Agreement with about 20 labor unions to train residents for employment. We hope to have the apprenticeship program underway during the early part of 1995.

Secretary Floresca then responded to Commissioner Redd's inquiry regarding clarification of apprenticeship training.

6. COMMITTEE REPORT:

President Meskunas reported that Finance Committee will be meeting in October but has not met recently.

Vice President Carpeneti reported that Site and Design Committee met before the current Commission session. Mr. Carpeneti said that the next meeting on October 13, 1994 will be held at 3:00 p.m. instead of at the normal time of 2:30 p.m. The Committee discussed and supported four Resolutions; (k) of Unfinished Business on the Commission

Agenda, (c), (g), and (j) of New Business, Mr. Carpeneti stated.

Commissioner Lee reported on the Maintenance Working Group's activities, stating that there is a final draft for a preventative maintenance crew and a proposal for a centralized shop on the South of Market or Rosa Parks to expedite needed repairs. Mr. Lee also thanked staff for their efficiency and hard work.

Commissioner Redd said that there was no report of the Health and Safety Committee.

7. REPORT OF COUNSEL:

Ms. Chavis stated that she had nothing to add to her written report.

8. TENANT REPRESENTATIVE REPORT:

Juanita Marshall, PHTA, invited all residents to PHTA meetings on Wednesdays, 10:30 a.m., 1111 Buchanan Street. Ms. Marshall reported that the organization has obtained a computer and that security is in place, and will be getting a fax machine.

Jeri Maxwell, Senior Citywide Council, reported that a M.O.U. is in final stages and will be voted upon at the next meeting, an office site is being organized, and raffle tickets for a Council fundraiser are available to all.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Willie F. Carter, Jr., Hunter's View
Rosalina S. Carter, Hunter's View
Jeri Maxwell, Valencia
Jewell Green, Hunter's View
Waymond Nichols, Potrero Hill
Renee R. Hillman, Potrero Hill
Evangeline Hankins, Potrero Hill
Paula Spencer, Potrero Hill
Mack Burton, Potrero Hill
Ben Faateuei, Hunter's View

10. UNFINISHED BUSINESS:

(k) Resolution No. 4337

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WEDGE ROOFING, INC. FOR ROOFING AND WATERPROOFING AT DEVELOPMENT CAL 1-18(5), ROSA PARKS IN THE AMOUNT OF $99,481.00

WHEREAS, on May 24, 1994, the Authority advertised for bids for the Roofing and Waterproofing at CAL 1-18(5), Rosa Parks, housing development; and

WHEREAS, on June 17,1994, two (2) bids were received as follows:

Bidders	Bid Amount
1. Wedge Roofing, Inc.	$99,481.00
2. Western Roofing Service	$119,967.00

WHEREAS, the Authority has evaluated the low bid and determined that Wedge Roofing, Inc. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Wedge Roofing, Inc. in the amount of $99,481.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 22, 1994
Date

At this point Commissioner Redd excused himself from the meeting. Commissioner Lee [illegible]

to adopt Resolution No. 4337 and Vice President Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
NOT PRESENT FOR VOTING:	Hadie Redd, Commissioner

Resolution No. 4337 was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) RESOLUTION NO. 4336

RESOLUTION COMMENDING MR. JULIAN FITZHUGH ON THE OCCASION OF HIS RETIREMENT

WHEREAS, Mr. Julian Fitzhugh, Acting Director of the Office of Public Housing at the Region IX Office of the United States Department of Housing and Urban Development, has retired after 34 years of federal service; and

WHEREAS, Mr. Fitzhugh has worked with dedication for the improvement of public housing in San Francisco; and

WHEREAS, Mr. Fitzhugh has earned the abiding respect for his loyalty to the principles of public service and for his genuine service to the residents of this Authority; and

WHEREAS, this Commission congratulates Mr. Fitzhugh on the occasion of his retirement and extends its best wishes for every happiness.

NOW, THEREFORE BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO DEEMS IT PROPER AND FITTING THAT IT HEREBY EXTENDS TO MR. JULIAN FITZHUGH ITS DEEPEST APPRECIATION FOR THESE VALUED SERVICES:

Barbara R. Meskunas
President

Richard Carpeneti
Vice President

Jan Allen Commissioner	Karen Huggins Commissioner
Hadie Redd Commissioner	Larry K. Lee Commissioner
Sululagi Palega, Sr. Commissioner	Felipe M. Floresca Executive Director

Vice President Carpeneti excused himself to take an emergency telephone call before the vote. Commissioner Allen moved to adopt Resolution No. 4336 and Commissioner Redd seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
NOT PRESENT FOR VOTING:	Richard Carpeneti, Vice President

Resolution No. 4336 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION HONORING MS. NEISHA JONES, MR. REGINALD RAYNOR AND MR. KENYATTA BRANNEN JONES FOR ACTS OF BRAVERY ABOVE AND BEYOND THE CALL OF DUTY

WHEREAS, Mrs. Neisha Jones, Mr. Reginald Raynor and Mr. Kenyatta Brannen Jones risked their lives during a fire at Bernal Dwellings on the night of September 4, 1994; and

WHEREAS, working together, as neighbors, with the truest sense of community spirit, the lives of five children were saved by these individuals from the burning flame of an arsonist; and

WHEREAS, these individuals placed their lives in danger so that innocent children could be saved;

NOW, THEREFORE BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY, HEREBY HONOR MRS. NEISHA JONES, MR. REGINALD RAYNOR AND MR. KENYATTA BRANNEN JONES FOR THE ACTS OF COURAGE IN THE EFFORTS OF SAVING THE LIVES OF FIVE YOUNG CHILDREN WHO RESIDE AT BERNAL

DWELLINGS:

/s/Felipe M. Floresca
Felipe M. Floresca
Executive Director

/s/Barbara R. Meskunas
Barbara R. Meskunas
President

Commissioner Palega moved to table Resolution (b) and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution (b) was UNANIMOUSLY TABLED.

(c) RESOLUTION NO. 4338

RESOLUTION APPROVING THE 1992 AND 1993 COMPREHENSIVE GRANT PROGRAM PERFORMANCE AND EVALUATION REPORT AND CERTIFYING THAT A REASONABLE EFFORT HAS BEEN MADE TO ALLOW RESIDENT REVIEW AND COMMENT ON THIS REPORT

WHEREAS, funding has been provided to the Authority from the 1992 and 1993 Comprehensive Grant Program to complete physical and management improvements; and

WHEREAS, this program requires that a Performance and Evaluation Report be developed and submitted to HUD each year on September 30th providing the status of the program as of June 30th; and

WHEREAS, a draft of this Report must be made available for resident and local government review and comment prior to submission to HUD; and

WHEREAS, copies of this draft Report have been provided to the elected leadership of each resident association and to the Mayor and has been posted in each property office; and

WHEREAS, a notice in English, Spanish and Chinese has been mailed to each Authority

resident notifying them of the draft Report and its availability at their property office; and

WHEREAS, this Report requires commission approval for submission to HUD on September 30, 1994.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority Commission approves the 1992 and 1993 Comprehensive Grant Program Performance and Evaluation Report and approves its submission to the Department of Housing and Urban Development.

2. This San Francisco Housing Authority Commission certifies that a reasonable effort has been made to allow resident review and comment on this report prior o its submission to HUD.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 22, 1994
Date

Commissioner Huggins thanked staff, in particular, Michael Kelly, Modernization Manager, for the fine work done. Commissioner Huggins then moved to adopt Resolution No. 4338 and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4338 was UNANIMOUSLY ADOPTED.

A copy of the Report is on file in the Formal Minutes Book.

(d) RESOLUTION NO. 4339

RESOLUTION AUTHORIZING TRAVEL TO ATLANTA, GEORGIA TO ATTEND THE NATIONAL TENANTS ORGANIZATION CONFERENCE SCHEDULED FOR OCTOBER 19 THROUGH OCTOBER 23, 1994

WHEREAS, the National Tenant Organization (NTO) will hold a conference in Atlanta, Georgia on October 19 through 23, 1994; and

WHEREAS, the format of the NTO Conference will entail a Presidents Day and Youth Day, and discussions will be held on the future of public housing; and

WHEREAS, the Authority deems that the attendance of Commissioner Karen Huggins, who is also a resident of public housing, is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Karen Huggins be authorized to travel to Atlanta, Georgia for the purpose of attending the aforementioned conference.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 22, 1994

Commissioner Allen moved to adopt Resolution No. 4339, as amended to show travel to Atlanta, Georgia instead of Washington D.C., and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner

Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4339, as amended, was UNANIMOUSLY ADOPTED.

Commissioner Allen then commented that residents should be allowed to attend such meetings. President Meskunas responded that this was not a Commission issue because resident participation is handled by Resident Services, if costs are under $10,000.00.

(e) RESOLUTION NO. 4340

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. SEPTEMBER 28 THROUGH 30, 1994 FOR THE PURPOSE OF FORMULATING POLICY AND MONITORING CURRENT FUNDING AVAILABILITY FOR FUTURE AGENCY PROPOSALS

WHEREAS, the President and Vice-President of the San Francisco Housing Authority (SFHA) Commission have been invited to meet and greet a number of HUD officials on September 28 through 30, 1994; and

WHEREAS, it is important for the SFHA Commission to meet and become acquainted with officials from the Office of Housing and Urban Development; and

WHEREAS, this meeting will include matters of interest and relevancy to the programs of the SFHA; and

WHEREAS, the Authority deems that the attendance of Commissioners Barbara Meskunas and Richard Carpeneti, is essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioners Meskunas and Carpeneti be authorized to travel to Washington, D.C. for the purpose of gaining information regarding HUD Programs.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 22, 1994
Date

Commissioner Lee moved to adopt Resolution No. 4340 and Commissioner Palega seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None

Resolution No. 4340 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 4341

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE AND DELIVERY OF METAL SHELVING AND ASSOCIATED SEISMIC CALCULATIONS AND DRAWINGS FROM BAY AREA SHELVING TO BE INSTALLED AT 1815 EGBERT AVENUE IN AN AMOUNT NOT TO EXCEED $11,878.00

WHEREAS, the Authority solicited bids, in full and open competition, for the purchase and delivery of metal shelving and associated seismic calculations and drawing for the warehouse at 1815 Egbert Avenue; and

WHEREAS, bids were received from three qualified vendors in a timely and acceptable manner and

Bidder	Bid Amount
1) Bay Area Shelving	$11,898.00
2) Wm. A. Gore Company	$13,604.00
3) C. L. Norton Co., Inc.	$15,640.00

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the award of a purchase order should be made to Bay Area Shelving as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the Comprehensive Improvement Assistance Program, CA-1-919.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the purchase and delivery of metal shelving and associated seismic calculations and drawings from Bay Area Shelving in an amount not to exceed $11,898.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 22, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4341 and Vice President Carpeneti seconded the motion. Discussion ensued and Commissioner Lee asked about types of work to be done; Mr. Kelly answered his questions. The vote was:

AYES: Barbara R. Meskunas,President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4341 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 4342

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE HUNTER'S VIEW RESIDENT MANAGEMENT COUNCIL, INC. TO ENTER INTO THE LEASE FOR THE SPACES AT 231, 233, 247 AND 249 WEST POINT ROAD

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse resident management opportunities for the residents that live in public housing; and

WHEREAS, the Hunter's View Resident Management Council is the duly elected representative group of the Hunter's View Development; and

WHEREAS, the residents of Hunter's View and the San Francisco Housing Authority have written a Memorandum of Agreement to lease 231, 233, 247 and 249 West Point Road;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Agreement (Attachment A) between the San Francisco Housing Authority and the Hunter's View Resident Management Council, under the conditions indicated in the Memorandum of Agreement.

2. The Executive Director is authorized to take the appropriate steps to implement the Memorandum of Agreement.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 22, 1994
Date

Commissioner Huggins moved to amend the Resolution to correct a typographical error, to substitute 253 West Point for 247 West Point. Commissioner Allen seconded the motion to amend. The vote was:

AYES: Barbara R. Meskunas, President

Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Commissioner Palega moved to adopt Resolution No. 4342, as amended, and Commissioner Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4342 was UNANIMOUSLY ADOPTED.

A copy of the Attachment is on file in the Formal Minutes Book.

(h) RESOLUTION NO. 4343

RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE POTRERO HILL RESIDENT MANAGEMENT CORPORATION TO MAXIMIZE RESIDENT MANAGEMENT RESPONSIBILITIES AT CAL 1-2 POTRERO TERRACE AND CAL 1-10 POTRERO ANNEX

WHEREAS, the Potrero Hill Resident Management Corporation has undertaken a program to provide site improvement services, and to create economic development programs and resident employment opportunities; and

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse these goals by assisting the Potrero Hill Resident Management Corporation in every way practical; and

WHEREAS, the Potrero Hill Resident Management Corporation is the duly elected representative group of CAL 1-2 Potrero Terrace and CAL 1-10 Potrero Annex residents and

WHEREAS, the Potrero Hill Resident Management Corporation and the San Francisco Housing Authority have written a Memorandum of Understanding that identifies responsibilities to engage the residents in resident management opportunities.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Understanding, Attachment "A", between the San Francisco Housing Authority and Potrero Hill Resident Management Corporation at 1088 Connecticut Street, San Francisco, California.

2. This Resolution shall be effective immediately.

APPROVED AS TO FORM

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 22, 1994
Date

Commissioner Palega moved to adopt Resolution No. 4343 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4343 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 4344

RESOLUTION AUTHORIZING THE APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE HUNTER'S VIEW RESIDENT MANAGEMENT COUNCIL FOR THE ACTIVATION OF AND SUPPORT FOR THE VACANT UNIT WATCH PROGRAM IN HUNTER'S VIEW IN AN AMOUNT NOT TO EXCEED $46,000.00 FOR A TWELVE WEEK PILOT PROGRAM

WHEREAS, The Vacant Unit Watch Program is intended to prevent and/or control the repeated and very costly damage caused by vandalism to vacant units of the San Francisco Housing Authority; and

WHEREAS, the savings to this Agency through the Vacant Unit Watch Program are expected to exceed many times over the cost of the program, while at the same time benefiting our residents; and

WHEREAS, the Program is expected to enhance the Authority's ability to reduce vacant unit turn-around time and maintain a high rate of occupancy.

WHEREAS, funding for the services described herein is available from the Low Income Operating Budget for Fiscal Year 1994-1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a M.O.U. with the Hunter's View Resident Management Council to implement the pilot project as the contractor in an amount not to exceed $46,000.00, subject to the condition of San Francisco Housing Authority meeting all insurance requirements in accordance with the Annual Contribution Contract rules and regulations.

2. This Resolution shall take effect immediately.

Approved as to form:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 22, 1994
Date

Commissioner Palega moved to adopt Resolution No. 4344 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4344 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 4345

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE BERNAL DWELLINGS TENANT ASSOCIATION TO SET FORTH GUIDELINES FOR THE URBAN REVITALIZATION DEMONSTRATION GRANT COOPERATIVE PLANNING AND IMPLEMENTATION

WHEREAS, the San Francisco Housing Authority is obligated to work directly with the residents at Bernal Dwellings for the Urban Revitalization Demonstration Grant; and

WHEREAS, the Bernal Dwellings Tenant Association is the duly elected representative at Bernal Dwellings; and

WHEREAS, the Memorandum of Understanding establishes guidelines for a working relationship between the San Francisco Housing Authority and the Bernal Dwellings Tenant Association.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a Memorandum of Understanding with the Bernal Dwellings Tenant Association.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 22, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4345 and Vice President Carpeneti seconded the motion. President Meskunas stated that discussion at the Site and Design Committee was that this Resolution only authorizes the Executive Director to enter into an agreement only when both parties, the tenant organization and SFHA, agree to all terms. Secretary Floresca said that this point was so noted. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSTAIN:	Jan Allen, Commissioner

Resolution No. 4345 was ADOPTED.

(k) RESOLUTION NO. 4346

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR SECTION 8 CERTIFICATE FUNDING FOR THE FAMILY UNIFICATION PROGRAM, AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on August 29, 1994, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for fifty (50) Section 8 Certificates targeted specifically for the Family Unification Program; and

WHEREAS, the application must be received by HUD no later than 3:00 p.m., on October 13, 1994; and

WHEREAS, the Authority desires to submit application for these funds and the authority to execute the Annual Contributions Contract by the Executive Director of the San Francisco Housing Authority; and

WHEREAS, this action must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Certificates and the Executive Director is authorized to execute the Annual Contributions Contract, if such application is approved.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

September 22, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4346 and Vice President Carpeneti seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4346 was UNANIMOUSLY ADOPTED.

Commissioner Carpeneti excused himself from the Commission meeting at 7:08 p.m.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Waymond Nichols, Potrero Hill
Jeri Maxwell, Valencia Gardens
Theresa Harris, Sunnydale
Chester Meadows, Hayes Valley South
Mary Jones, Westside Courts
Peter Byrne
Ace Washington

13. EXECUTIVE SESSION:

President Meskunas adjourned the Commission meeting to Executive Session at 7:51 p.m. to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

President Meskunas reconvened the meeting at 9:00 p.m. No action was taken on matters discussed.

15. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of September 22, 1994 adjourned at 9:01 p.m. by consensus. The next regular meeting has been scheduled for October 13, 1994 at Potrero Park and Recreation Center.

Barbara R. Meskunas
President

FOR

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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October 7, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, October 13, 1994 at Potrero Hill Park and Recreation, 801 Arkansas, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, OCTOBER 13, 1994 AT 4:00 P.M., POTRERO HILL PARK AND RECREATION CENTER, 801 ARKANSAS SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, October 13, 1994

801 Arkansas Street
San Francisco, CA 94107

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

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3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/93 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) Resolution - Setting policy to reinforce relationships with established resident organizations and to foster the development of new and revamped resident organizations

(b) Resolution - Authorizing the Executive Director to enter into a Disposition and Development and a Land Lease Agreement with McCormack Baron and Associates/related Companies of California for the redevelopment of Hayes Valley North and South public housing sites and authorizing the Executive Director to execute a contract in an amount not to exceed $30,000.00 in Section 8 reserves with Goldfarb and Lipman for legal services related to these agreements

(c) Resolution - Authorizing the Executive Director to enter into a Memorandum of Understanding with Economic Opportunity Council/Head Start to Operate a Child Care Demonstration Project to serve residents of Hayes Valley

(d) Resolution - Authorizing the Executive Director to enter into a Management contract with the Potrero Hill Resident Management Corporation for site improvements at CAL 1-2 Potrero Terrace and CAL 1-10 Potrero Annex in an amount not to exceed $23,000.00

(e) Resolution - Authorizing the Executive Director to negotiate and enter into a Memorandum of Understanding with the San Francisco Police Department for additional Police Services for Fiscal Year 1994-95 and authorize payment for such services not to exceed $1,600,000.00

(f) Resolution - Authorizing the Executive Director to expend an amount not to exceed $485,396.45 for payment of police services pursuant to a Memorandum of Understanding with the San Francisco Police Department for the period of July 1, 1994 through September 30, 1994

(g) Resolution - Approving amended Part I of Section 8 Housing Voucher Program Annual Contributions Contract No. SF-618 and authorizing execution

(h) Resolution - Approving superseding Part I and new Part II of Section 8 Housing Certificate Program Annual Contributions contract SF-618 and authorizing execution

(i) Resolution - Approving write-off of vacated tenant accounts receivable in the amount of $86,785.13 for the quarter ending September 30, 1994

(j) Resolution - Authorizing travel to Baltimore, Maryland October 24 and 25, 1994 for the purpose of attending the National Association of Housing and Redevelopment Officials National Conference and travel to Washington, D.C. October 26 through 28, 1994 for the purpose of consultation with the Department of Housing and Urban Development and other Federal Agencies

(k) Resolution - Authorizing the Executive Director to bind property insurance with the ITT Hartford Insurance Company for the 1994-95 policy period and to execute payment for this coverage in an amount not to exceed $481,822.00

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

Immediately after the closed session, the Commission will reconvene in open session to report out the action taken in closed session.

15. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

SF
HA
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10/13/94

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, October 13, 1994

801 Arkansas
San Francisco, CA 94107

The Housing Authority of the City and County of San Francisco met in regular session at 801 Arkansas, San Francisco, California on Thursday, October 13, 1994.

The meeting was called to order by President Meskunas at 4:19 p.m.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT:
Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner*

A quorum was present.

*arrived 4:34 p.m.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine L. Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Vice President Carpeneti moved to approve the Agenda and Commissioner [illegible] seconded the motion. Commissioner Allen then moved to amend the Agenda to cancelling the Executive Session. There was no second and the motion failed.

The Agenda of October 13, 1994 was APPROVED with one NAY vote by Jan [illegible]

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12[illegible] as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

3. APPROVAL OF MINUTES:

Commissioner Huggins moved to approve the minutes of the September 22, 1994 meeting and Commissioner Redd seconded the motion.

The minutes of the meeting held September 22, 1994 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Secretary Floresca announced that SFHA Modernization Manager, Michael Kelly, will be on special HUD assignment to the New Orleans Housing Authority for a period of four to six months.

Vice President Carpeneti reported that on September 29 and 30, 1994, he, President Meskunas, and John Shanley, SFHA, Manager of Municipal and State Governmental Affairs, were in Washington D.C. where they met with several HUD officials to discuss HUD and Housing matters.

Commissioner Huggins announced a job workshop on October 22, 1994 at Southeast Community Facility. The Commissioner also announced a signing of a MOU with eighteen craft unions on October 13, 1994, which guarantees a "three for one" hiring scheme: this means that for every three journey-level worker hired from the union hall, there will be one resident apprentice hired.

Vice President Carpeneti noted that George R. Brown, Financial Secretary of the Cement Masons, was in attendance at the present Commission meeting.

President Meskunas read a letter from Mayor Jordan: "Dear Commissioner Meskunas, I am informed that the SFHA Commission will be addressing the future of the Hayes Valley development at this week's Commission meeting. Because the problems of this development must be addressed, I am writing to request your support of the development agreement before you for the SFHA to lease the Hayes Valley development for reconstruction for new, low-income housing. As you are aware, this development has numerous structural as well as social problems that can only be improved by re-building this development. We must take advantage of this opportunity for public and private partnership, as well as a great improvement for the families of these development this undertaking will prove to be a great undertaking for this Western Addition neighborhood. Sincerely, Frank M. Jordan, Mayor."

Commissioner Redd asked for a Resolution from the Commission extending condolences to Richard Hongisto, former SF Supervisor and Sheriff, for the recent loss of his wife.

Commissioner Huggins requested that the Resolution include Ms. Antoinette James, a Hunter's Point resident, a recent murder victim.

5. REPORT OF SECRETARY:

Secretary Floresca gave the following report:

Resident Empowerment: Earlier today at City Hall, resident leaders met with Mayor Frank Jordan, the San Francisco Police Department, community leaders and organized labor to announce partnerships - Our Drug Elimination Program grant of $ 1.7 million, Tenant Opportunity Program grants of $ 420,000, our Neighborhood Empowerment Program grants of $ 35,000 and our Apprenticeship Partnership with Labor Unions. Many partnerships are forming at a rate that is both demanding and rewarding.

HUD issued a rule recently which will change the way Housing Authorities will do business with residents. A resident is a stakeholder in the San Francisco Housing Authority and has a responsibility to work cooperatively with the Housing Authority. This is easier said than done. Residents have ideas of what public housing represents and staff have thoughts on what their role should be. This rule which I have made available at the last three Commission meetings and have mailed to resident associations, will reinforce existing relationships and forge new resident relationships. I have submitted Resolution A to the Commissioners and urge them to ratify it. It sets a standard for policy to make very clear; in fact, crystal clear, our role with resident organizations. I urge you to support this measure. I also want to take the opportunity to state that the Office of Neighborhood Initiatives is working around the clock to make things happen. We are just settling in and need the cooperation and ideas of resident leadership. This office has my full confidence in moving resident empowerment forward.

Hayes Valley: Over the past two years, residents of Hayes Valley have worked on a comprehensive plan to redevelop their site. You have before you today a resolution to formally move forward with this plan. You have reviewed this plan in the Site and Design Committee meeting and now it is time to move forward. Residents will continue to work with us to ensure that relocation and return to the new site will be carefully plotted. I ask the Commission to endorse Resolution B. Additionally, I ask the Commission to pass Resolution C which would provide a child care center at Hayes Valley. The center will be a mobile building provided by the Department of Park and Recreation. In particular, when residents are hired in this redevelopment process, children will need to be cared for.

Potrero Hill: From previous meetings and as you drove to this meeting, you can visually notice the positive changes resident leaders are making here. Across the way, we have an Infant Care Center ready to be opened. Potrero Hill will be initiating a community policing pilot to make this community safer. I ask the Commission to ratify Resolution D which would support the Resident Management Corporation in making some site improvements. All of these efforts are

leading the RMC into dual management and eventually self-management.

Support for Law Enforcement: There are two things we all know about law enforcement. One is the policing is not a pleasant business. The other is the Police Department is a fixture of cities and communities. It is really up to us how we envision policing in our community. Over the past year, crime statistics reflect a drop in crime in public housing. This does not negate the fact that crime in public housing is higher than in other communities. The San Francisco Police Department Public Housing Task Force has done an exemplary job in combating crime. It needs more support from the precincts. The tragic, random, drive-by shooting death of Ms. Antoinette James just last Friday night at Hunters Point is a prime example for the need of a supportive link between the SFHA and the SFPD. I ask the Commission to endorse Resolutions E and F which encompass payment of services rendered by the Police Department. I have made available a statement about our community policing activities.

Yesterday during our Health & Public Safety Committee meeting we discussed ways that community policing work and instances that need improvements. We can do a better job by cooperating with the Police Department; especially to the point that it should be sensitive to public housing needs. Criticism about policing often centers on not policing itself; but how policing is carried out. It is quite clear from crime statistics cited in the Independent newspaper article of October 4th that public housing residents do not commit the majority of crime in and around public housing. If we are rid public housing of crime, it will take a concerted effort of the Housing Authority, residents, police and neighborhood leaders.

Resident empowerment, redevelopment and community policing can only be defined by the present if we are to impact upon the future. Past mistakes must be heeded; but they cannot become the guide for our present efforts. The task is with this Commission, Housing Authority staff, residents and the larger community of San Francisco to change public housing. We cannot re-write the past; but we can ensure a better future for public housing.

6. COMMITTEE REPORT:

President Meskunas said that there was no recent meeting of the Finance Committee, but there should be one before the end of the fiscal year.

Commissioner Redd reported on several issues discussed at the Health and Safety meeting held on September 12, 1994: 1994 MOU between SFHA and the San Francisco Police Department for additional police services, and Operation Safe Home. Commander Rich Holder and Lieutenant George Stasko spoke on these issues, respectively. Also, representatives of the San Francisco Energy Company, Robert G. Morgan and Robert B. Muir, gave a report on plans for a gas-powered energy plant in the Hunter's Point

area and answered questions from the Committee, Commissioner Redd said. He added that the Committee supports passage of Resolutions (e) and (f) on the current Commission agenda.

Vice President Carpeneti reported that the Site and Design Committee met and discussed Resolution (b): land lease agreement and development of the Hayes Valley sites; Resolution (c): child care center at Hayes Valley; Resolution (d) regarding a Potrero Hill RMC Management Agreement. Commissioner Carpeneti said that the Committee unanimously supported Resolutions (c), (d), and Resolution (b) by a two to one vote. The next meeting will be October 27, 1994 at 3:00 p.m., 440 Turk Street.

7. REPORT OF COUNSEL:

Geraldine Chavis, Legal Counsel, reported that SFHA insurance coverage will expire on October 23, 1994, and said that a better bid proposal has been received from a different carrier which will provide higher coverage for about the same premium. Ms. Chavis answered questions about coverage and deductibles from Commissioners Huggins and Lee.

8. TENANT REPRESENTATIVE REPORT:

Christine Neal, PHTA, said that there was no PHTA meeting on October 11, 1994.

Jeri Maxwell, Senior Citywide Council, announced that raffle tickets for the Council fundraiser are still available.

9. PUBLIC COMMENT ON AGENDA ITEMS:

Chester Meadows, Hayes Valley South
Starr Williams, Potrero Terrace
Nathaniel Burton, Potrero Terrace
Waymond Nichols, Potrero Annex
Hasinah Rahim, Hayes Valley North/South
Mary Helen Rogers, retired SFHA employee
Jeff, Bernal
Malik Rahim
Dr. Amos C. Brown, African American Family Summit
Valerie M. Strett
Louise Vaughn
Peter Byrne
Fran DeNoto, Oak-Fillmore Neighborhood Association

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution No. 4347

RESOLUTION SETTING POLICY TO REINFORCE RELATIONSHIPS WITH ESTABLISHED RESIDENT ORGANIZATIONS AND TO FOSTER THE DEVELOPMENT OF NEW AND REVAMPED RESIDENT ORGANIZATIONS

WHEREAS, the San Francisco Housing Authority (SFHA) follows the Department of Housing and Urban Development (HUD) policy on resident participation pursuant to the Code of Federal Regulations [24 CFR 964.11] to "encourage PHAs and tenants to work together to determine the most appropriate ways to foster constructive relationships, particularly through tenant organizations"; and

WHEREAS, the SFHA reserves the right to identify "appropriate roles and responsibilities for creating and sustaining constructive tenant participation" pursuant to [24 CFR 964.19]. The Housing Authority will utilize "memorandums of understanding" to clearly define the respective roles of the SFHA and residents; and

WHEREAS, the SFHA shall honor those relationships established with existing organizations and shall exert it's discretion to recognize resident participation in plans and policies exercised or to be exercised by the Housing Authority; and

WHEREAS, the SFHA shall work to comply with the Final Rule on Tenant Participation and Tenant Opportunities [24 CFR 905 et seq.] With this in mind, the Authority will support efforts to advance resident empowerment and newly developing resident organizations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director shall have discretion and judgement in resident organization matters and may delegate this authority as he deems appropriate in the best interest of the SFHA.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 13, 1994
Date

Vice President Carpeneti moved to adopt Resolution No. 4347 and Commissioner Lee seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None

Resolution No. 4347 was UNANIMOUSLY ADOPTED.

(b) Resolution No. 4348

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A DISPOSITION AND DEVELOPMENT AGREEMENT AND A LAND LEASE AGREEMENT WITH McCORMACK BARON AND ASSOCIATES/RELATED COMPANIES OF CALIFORNIA FOR THE REDEVELOPMENT OF HAYES VALLEY NORTH AND SOUTH PUBLIC HOUSING SITES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT IN AN AMOUNT NOT TO EXCEED $30,000 IN SECTION 8 RESERVES WITH GOLDFARB AND LIPMAN FOR LEGAL SERVICES RELATED TO THESE AGREEMENTS.

WHEREAS, the San Francisco Housing Authority has negotiated a Disposition and Development Agreement (DDA), and related documents which are exhibits thereto, and a Land Lease Agreement (LLA) with the McCormack Baron and Related of California development teams and the Hayes Valley North and South Resident Management Corporation, Inc. (Hayes Valley RMC) for the redevelopment and management of the Hayes Valley North and South public housing sites authorized by Commission Resolution #4110 on September 9, 1993; and

WHEREAS, the DDA provides as a precondition to the licensing and leasing of the sites that

all necessary environmental review of the proposed project be completed in accordance with the requirements of the California Environmental Quality Act and that any identified mitigation measures be performed as part of the development of the project; and

WHEREAS, the Hayes Valley RMC, the Hayes Valley residents, neighborhood associations, the Housing Authority staff, the Mayor's Office and the City Planning Department have reviewed the architectural and management plans and expressed support for the redevelopment of Hayes Valley; and

WHEREAS, the Department of Housing and Urban Development is required to approve the final DDA and LLA; and

WHEREAS, the Housing Authority will require additional services from Goldfarb and Lipman in connection with the DDA, the LLA and the proposed partnership between the residents, the developers, and the Authority; and

WHEREAS, the residents, the Authority, and the Mayor would like this project to move forward expeditiously;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a preliminary DDA and related documents which are exhibits there to and, upon satisfaction of all condition to the licensing and lease of the sites, and a LLA with McCormack Baron and Associates/Related Companies of California.

2. The Executive Director is authorized to execute a contract with Goldfarb and Lipman for legal services in an amount not to exceed $30,000 in Section 8 Reserves.

3. The Executive Director is authorized to submit the final DDA and LLA to HUD for final approval.

4. This Resolution shall take effect immediately.

APPROVED AS TO FORM
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 13, 1994
Date

Commissioner Huggins moved to table Resolution No. 4348 and Commissioner Allen seconded the motion. A voice vote was taken, and then a roll call vote was called by President Meskunas:

AYES: Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner

NAYS: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

The motion to table failed. Vice President Carpeneti then moved to adopt Resolution No. 4348 and Commissioner Redd seconded the motion. Discussion ensued. Commissioners Lee and Palega asked about resident hiring and wages. Barbara Smith, Director of Housing Development answered the question. Commissioner Palega said that he'd understood that an already-enacted Resolution required prevailing wages for all. President Meskunas noted that the present resolution is about the substance of the Development agreement, not whether or not the development should go forth since this issue has already been authorized by a previous Mayor, SFHA Commission and SFHA Executive Director. Ms. Smith then suggested an amendment to Resolution (b) to require prevailing wages for maintenance and management positions.
Vice President Carpeneti moved to amend the resolution to require the developer pay prevailing wages for these postions. The motion was seconded by Commissioner Palega. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

The Resolution was UNANIMOUSLY amended. Further discussion on the amended Resolution ensued. Commissioner Lee voiced his concern about the displacement of current tenant employees. President Meskunas requested that the developer not displace anyone due to development, and that this informal request be put into the formal Commission Minutes. All

Commissioners agreed to this by consensus.

Discussion continued. Commissioner Huggins asked how many residents were to be employed by this agreement. Ms. Smith noted that the Agreement is bound by Section 3 requirements. Tony Salazar, Senior Vice President, McCormack Baron and Associates, said that plans are to not only to meet SFHA's minority hiring requirements but to exceed them. Mr. Salazar said that all jobs that ensue will be outlined, a survey of tenant skills taken, and these skills will be matched with available jobs. In regards later management of the project, Mr. Salazar said that the company is committed to fifty percent (50%) hire of current residents, and will train those hired and pay prevailing wages. Commissioner Huggins then asked about relocation and replacement plans; Ms. Smith answered her questions.

Commissioner Huggins suggested amending the Resolution to permit input by organizations to assure that current residential needs are met. President Meskunas noted that the proposal already requires regular residential meetings and newsletters. Ms. Smith explained that the agreement calls for a three way partnership with residents, developers and SFHA. Commissioner Palega asked about monitoring of the development. Mr. Salazar said that HUD will be a monitor since it gives final approval to the site.

(A five minute recess was called by President Meskunas at 6:30 p.m. when some members of the audience refused to stop disrupting the meeting.)

The meeting resumed at 6:39 p.m. Discussion resumed. Bill Witte, Principal Partner of Affiliated Companies, said that Hayes Valley North and South will become a co-general partner in the enterprise, and that at the end of fifteen years, the property will revert to a non-profit entity. Mr. Salazar noted again that HUD and SFHA staff will already be monitors of progress but he welcomed another monitoring group. Commissioner Huggins then moved to amend the Resolution to include a monitor group comprised of Hayes Valley North and South residents residents from area community organizations, a Commission representative, and a SFHA staff person, all to be chosen by Hayes Valley residents. Commissioner Allen seconded this motion. The vote on this amendment was:

AYES:	Jan Allen, Commissioner Karen Huggins, Commissioner
NAYS:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner

The motion to amend failed. Discussion was continued by Vice President Carpeneti who [illegible] adherence with agreement conditions. Mr. Salazar indicated his intention to comply.

Vice President Carpeneti called for the question. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4348, as amended, was UNANIMOUSLY ADOPTED.

(c) Resolution No. 4349

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH ECONOMIC OPPORTUNITY COUNCIL/HEAD START TO OPERATE A CHILD CARE DEMONSTRATION PROJECT TO SERVE RESIDENTS OF HAYES VALLEY

WHEREAS, the Economic Opportunity Council (EOC) of San Francisco, the grantee agency for the San Francisco Head Start program, has been awarded HUD funds to operate a child care demonstration project through February 28, 1995; and

WHEREAS, a portable classroom building, owned and maintained by EOC will be located on the Recreation and Parks Department playground directly across the street from the Hayes Valley development; and

WHEREAS, the Authority supports EOC's efforts, but shall have no fiscal or legal liability associated with the project whatsoever; and

WHEREAS, the program will provide the Head Start program to forty (40) children and their families of Hayes Valley; and

WHEREAS, no Authority funding is required for the program to be implemented; and

WHEREAS, the Head Start Policy Council, EOC Board of Directors, and resident representatives of Hayes Valley have all offered their support for the implementation for this program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a Memorandum of Understanding with Economic Opportunity Council (EOC)/ Head Start of San Francisco to operate a child care demonstration project to serve the residents of Hayes Valley.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 13, 1994
Date

Commissioner Lee moved to adopt Resolution No. 4349 and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4349 was UNANIMOUSLY ADOPTED .

(d) Resolution No. 4350

RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE POTRERO HILL RESIDENT MANAGEMENT CORPORATION TO MAXIMIZE RESIDENT MANAGEMENT RESPONSIBILITIES AT CAL 1-2 POTRERO TERRACE AND CAL 1-10 POTRERO ANNEX IN AN AMOUNT NOT TO $23,000.00

WHEREAS, the Potrero Hill Resident Management Corporation has undertaken a program to provide site improvement services, and to create economic development programs and resident employment opportunities; and

WHEREAS, the San Francisco Housing Authority wishes to promote and endorse these goals by assisting the Potrero Hill Resident Management Corporation in every way practical; and

WHEREAS, the Potrero Hill Resident Management Corporation is the duly elected representative group of CAL 1-2 Potrero Terrace and CAL 1-10 Potrero Annex residents; and

WHEREAS, the Potrero Hill Resident Management Corporation and the San Francisco Housing Authority have written a Memorandum of Understanding that identifies responsibilities to engage the residents in resident management opportunities.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Understanding, Attachment "A", between the San Francisco Housing Authority and Potrero Hill Resident Management Corporation at 1088 Connecticut Street, San Francisco, California.

2. This Resolution shall be effective immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 13, 1994
Date

Vice President Carpeneti moved to adopt Resolution No. 4350 and Commissioner Lee seconded the motion. Commissioner Lee asked about prevailing wages and Mr. Nelson answered his questions. Discussion ensued. The vote was then called:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4350 was UNANIMOUSLY ADOPTED .

(e) Resolution No. 4351

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO POLICE DEPARTMENT FOR ADDITIONAL POLICE SERVICES FOR FISCAL YEAR 1994-95 AND AUTHORIZE PAYMENT FOR SUCH SERVICES NOT TO EXCEED $1,600,000.00

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to abate the problem of illegal drug sales and other crime in its public housing developments to create a safer living environment for its residents; and

WHEREAS, the San Francisco Police Department represents itself able to perform the services required and the Authority finds that the San Francisco Police Department is so qualified; and

WHEREAS, a resolution was adopted by the Commission on July 12, 1990, authorizing a Memorandum of Understanding with the San Francisco Police Department for the deployment of three (3) full squads of officers, exclusively assigned to Authority properties, and the Memorandum of Understanding was extended by the Commission on September 26, 1992; and

WHEREAS, the term of this Memorandum of Understanding expired effective September 30, 1994; and

WHEREAS, a new agreement with the San Francisco Police Department is for the provision of additional police services needs to be entered into, and

WHEREAS additional funds, totalling $1,600,000.00 are now available for this purpose in the Comprehensive Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 13, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4351 and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: Jan Allen, Commissioner

Resolution No. 4351 was PASSED.

(f) Resolution No. 4352

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEND AN AMOUNT NOT TO EXCEED $485,396.45 FOR PAYMENT OF POLICE SERVICES PURSUANT TO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO POLICE DEPARTMENT FOR THE PERIOD OF JULY 1, 1994 THROUGH SEPTEMBER 30, 1994

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to abate the problem of illegal drug sales and other crime in its public housing developments to create a safer living environment for its residents; and

WHEREAS, the San Francisco Police Department represents itself able to perform the services required and the Authority finds that the San Francisco Police Department is so qualified; and

WHEREAS, a resolution was adopted by the Commission on July 12, 1990, authorizing a Memorandum of Understanding with the San Francisco Police Department for the deployment of three (3) full squads of officers, exclusively assigned to Authority properties, and the Memorandum of Understanding was extended by the Commission on September 26, 1992; and

WHEREAS, on June 25, 1992 the Commission authorized the expenditure of funds from the 1991 CIAP budget to continue the services of the San Francisco Police Department as provided by the Memorandum of Understanding, and

WHEREAS, the total funding previously authorized by the Commission was not to exceed $142,240.71 for a thirty day period; and

WHEREAS, additional funds is now required to continue the services of the San Francisco Police Department as provided by the Memorandum of Understanding, and

WHEREAS, the agreement with the San Francisco Police Department is for the provision for

provisional services which are beyond the scope of police services ordinarily provide to all residents of San Francisco; and

WHEREAS, additional funds, totalling $485,396.45 are now available for this purpose in the Section 8 Reserve.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide additional funding to the San Francisco Police Department for deployment of at least three (3) full squads of officers, exclusively assigned to Authority properties in an amount not to exceed $485,396.45

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 13, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4352 and Commissioner Palega seconded the motion. Commissioner Allen asked for clarification of the period of payment and Michael Porter, Security Officer, and Mr. Floresca answered her question. Commissioner Huggins requested monthly monitoring reports from staff. The question was called and the vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: Jan Allen, Commissioner

Resolution No. 4352 was PASSED.

(g) Resolution No. 4353

RESOLUTION APPROVING AMENDED PART I
OF SECTION 8 HOUSING VOUCHER PROGRAM ANNUAL
CONTRIBUTIONS CONTRACT NO. SF-618
AUTHORIZING EXECUTION

The Housing Authority of the City and County of San Francisco desires to enter into an

amended Annual Contributions Contract (ACC) with the United States of America (Government) for the Section 8 Existing Housing Voucher Program.

The Amended Section 8 Existing Housing Voucher ACC consists of the following counterparts:

(a) Part I of the ACC, HUD-52520D (1/90) applicable to the Section 8 Existing Housing Voucher Program;

(b) Exhibit I to Part I of the ACC, adding Project No. CA39-V001-021.

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amended Part I and Exhibit I of the ACC for the Section 8 Existing Housing Voucher Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the Housing Authority of the City and County of San Francisco, and the Secretary is hereby authorized to impress the official seal on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 13, 1994
Date

Vice President Carpeneti moved to adopt Resolution No. 4353 and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4353 was UNANIMOUSLY ADOPTED .

(h) Resolution No. 4354

RESOLUTION APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING EXECUTION

The Housing Authority of the City and County of San Francisco entered into a Section 8 Annual Contributions Contract (ACC) on December 23, 1975, as amended, with the United States of America (Government).

The Section 8 ACC must now be revised so that it will consist of the following counterparts:

a. Superseding Part I of the ACC, HUD 52520B (August, 1938), applicable to the Section 8 Existing Housing Certificate Program.

b. New Part II of the ACC, HUD 52520E (January, 1990), applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Superseding Part I Section 8 ACC and the New Part II of the ACC for the Housing Certificate Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the Housing Authority of the City and County of San Francisco, and the Secretary is hereby authorized to impress the official seal on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 13, 1994
Date

Commissioner Huggins asked whether the Section 8 contribution contracts would be used for relocation of residents. Mr. Nelson answered the Commissioner's questions. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4354 was UNANIMOUSLY ADOPTED.

(i) Resolution No. 4355

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $86,785.13 FOR THE QUARTER ENDING SEPTEMBER 30, 1994

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1 details procedures relative to the write-off of Tenant Accounts Receivable and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by the Board of Commissioners; and

WHEREAS, the Board of Commissioners is authorized by Resolution No. 2784, dated February 27, 1986, to write-off vacated accounts.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:
   For the fourth quarter of Fiscal Year 1993-1994 Debit Balances of $86,785.13

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine Chavis
Legal Counsel

October 13, 1994
Date

Commissioner Huggins and Vice President Carpeneti asked what staff was doing to mitigate the losses. Jim Williams, Director of Conventional Housing, answered the Commissioners' questions. The question was called and the vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None.

Resolution No. 4355 was UNANIMOUSLY ADOPTED.

(j) Resolution No. 4356

RESOLUTION AUTHORIZING TRAVEL TO BALTIMORE, MARYLAND OCTOBER 24 AND 25, 1994 FOR THE PURPOSE OF ATTENDING THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS NATIONAL CONFERENCE AND TRAVEL TO WASHINGTON, D.C. OCTOBER 26 THROUGH 28, 1994 FOR THE PURPOSE OF CONSULTATION WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND OTHER FEDERAL AGENCIES

WHEREAS, the San Francisco Housing Authority (SFHA) is a member of the National Association of Housing and Redevelopment Officials (NAHRO); and

WHEREAS, NAHRO is holding their National Conference in Baltimore, Maryland October 24 and 25, 1994; and

WHEREAS, this conference will include matters of interest and relevancy to the programs of the SFHA; and

WHEREAS, the Authority deems that the attendance of the Executive Director, Felipe M. Floresca at the NAHRO Conference is essential to the conduct of its low rent operations; and

WHEREAS, Felipe M. Floresca has been invited to meet with the Department of Housing and Urban Development (HUD) and other federal agencies in Washington, D.C. October 26 through 28, 1994; and

WHEREAS, these consultations will include matters of interest and relevancy to the programs of the SFHA; and

WHEREAS, the Authority deems that the attendance of the Executive Director, Felipe M. Floresca at the consultations in Washington, D.C. are essential to the conduct of its low rent operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Felipe M. Floresca be authorized to travel to Baltimore, Maryland and Washington, D.C. for the purpose of attending the aforementioned conference and consultations.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 13, 1994
Date

Commissioner Lee moved to adopt Resolution No. 4356 and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

(k) Resolution No. 4357

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO BIND PROPERTY INSURANCE WITH THE ITT HARTFORD INSURANCE COMPANY FOR THE 1994-95 POLICY PERIOD AND TO EXECUTE PAYMENT FOR THIS COVERAGE IN AN AMOUNT NOT TO EXCEED $481,822.00.

WHEREAS, Section 305, Part Two of the Annual Contributions Contract dated August 27, 1964, as amended, between the Housing Authority of the City and County of San Francisco ("the Authority") and the United States Department of Housing and Urban Development requires the Authority to insure by fire and extended coverage all of its insurable property; and

WHEREAS, On October 23, 1994, the Authority's property/fire insurance coverage is due to

expire and in order avoid a lapse in coverage the insurance needs to be bound by 12:01 am on that date; and

WHEREAS, the Authority, through its insurance broker, Johnson & Higgins, solicited quotes from seven (7) different companies for placement of the 1994-95 policy; and

WHEREAS, the Authority's present carrier, the Home Insurance Company and the ITT Hartford Insurance Company were the only two insurance companies to respond to the solicitation; and

WHEREAS, the ITT Hartford Insurance Company's quote provides for an increase in coverage by $50 million per occurrence due to the increase in property values and no change in the $25,000.00 deductible amount; and

WHEREAS, the response received from the ITT Hartford Insurance Company was by far the most cost effective remaining choice and the most advantageous for the agency; and

WHEREAS, funding for the proposed property damage insurance is available as part of the Authority's operating budget for Fiscal Year 1994-95.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is Authority to bind property insurance with the ITT Hartford Insurance Company for the 1994-95 policy year and to execute payment for this coverage in an amount not to exceed $481,822.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 13, 1994
Date

Vice President Carpeneti moved to adopt Resolution No. 4357 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4357 was UNANIMOUSLY ADOPTED.

(Commissioner Allen excused herself and left the meeting at 7:14 p.m.)

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Christine Neal, Alice Griffith
Jeri Maxwell, Valencia Gardens
Juanita Befford and Kathy McMichael, Hunter's View
Cleo Wallace, retired SFHA employee
Reverend Willie F. Carter, Hunter's View
Mrs. Carter, Hunter's View
Waymond Nichols, Potrero Hill
Nat Burton, Potrero Hill

(Commissioners excused themselves from the meeting: Commissioner Lee at 7:20 p.m.; Commissioner Redd at 7:22 p.m.; and Commissioner Palega at 7:45 p.m.)

13. EXECUTIVE SESSION:

President Meskunas cancelled the Executive Session since several Commissioners had already excused themselves from the meeting.

14. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of October 13, 1994 adjourned at 8:08 p.m. by consensus. The next regular meeting has been scheduled for October 27, 1994.

Barbara R. Meskunas

FOR

Felipe M. Floresca
Secretary and Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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October 21, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, October 27, 1994 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, OCTOBER 27, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, October 27, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

(b) Resolution (tabled 9/22/94) - Honoring Mrs. Neisha Jones, Mr. Reginald Raynor and Mr. Kenyatta Brannen Jones for acts of bravery above and beyond the call of duty

11. NEW BUSINESS:

(a) Consent Calendar - All matters listed hereunder constitute a Consent Calendar, are considered to be routine and will be acted upon by a single vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item after action on the Consent Calendar has been completed

(a1) Resolution - Authorizing the Executive Director to procure utility related services from California Energy Investment Corporation ($67,520.00), Golden Gate Disposal and Sunset Scavenger ($1,343,840.00), Pacific Gas and Electric Company ($5,655,080.00), Sanitary Fill Company ($159,640.00), and San Francisco Water Department ($3,977,580.00) for Fiscal Year 1994-95;

(a2) Resolution - Authorizing the Executive Director to procure postal services from the United States Postal Service ($30,000.00) and RMRS Systems ($90,000.00) for Fiscal Year 1994-95.

(a3) Resolution - Authorizing the Executive Director to procure telephone services from A.T.& T., Pacific Bell, Pactel Mobile Services ($356,330.00) for Fiscal Year 1994-95;

(a4) Resolution - Authorizing the Executive Director to procure eviction services from the San Francisco Sheriff Department ($15,000.00) for Fiscal Year 1994-95;

(a5) Resolution - Authorizing the Executive Director to procure health related services from the Public Employees Retirement System ($960,000.00), Delta Dental Plan ($166,000.00) and Vision Care ($31,100.00), and Department of Public Health ($15,000.00) for Fiscal Year 1994-95;

(a6) Resolution - Authorizing the Executive Director to procure gasoline and lubricants from the City and County of San Francisco

Central Shops ($150,000.00) for Fiscal Year 1994-95;

(a7) Resolution - Authorizing the Executive Director to provide funding for a contract with Alpha Construction & Roofing Company ($50,000.00) during Fiscal Year 1994-95;

(a8) Resolution - Authorizing the Executive Director to provide funding for contracts with Applied Pest Management, Inc. and Mill's Pest Control & Elimination Services ($163,660.00) during Fiscal Year 1994-95;

(a9) Resolution - Authorizing the Executive Director to provide funding for contracts with General Electric ($360,000.00) and Frigidaire ($25,000.00) during Fiscal Year 1994-95;

(a10) Resolution - Authorizing the Executive Director to provide payments for a contract with Western Security Bureau of Northern California ($90,000.00) during Fiscal Year 1994-95, subject to funding availability from the Mayor's Office of Criminal Justice;

(a11) Resolution - Authorizing the Executive Director to provide funding for a contract with the Service Employees Union Local 14 ($33,600.00) during Fiscal Year 1994-95;

(a12) Resolution - Authorizing the Executive Director to provide funding for a contract with Transocean Funding, Inc. ($171,785.25) during Fiscal Year 1994-95; and

(a13) Resolution - Authorizing the Executive Director to provide funding for a contract with Creative Computer Systems ($40,000.00) during Fiscal Year 1994-95; and

(a14) Resolution - Authorizing the Executive Director to provide funding for a contract with Port's Quick Serve Process Serving ($45,000.00) during Fiscal Year 1994-95;

(b) Resolution - Authorizing the Executive Director to enter into a Memorandum of Understanding with the Public Housing Tenants Association

(c) Resolution - Resolution adopting a revised dwelling lease for the Housing Authority of the City and County of San Francisco for all residents of conventional public housing

(d) Resolution - Authorizing the Executive Director to execute a purchase order for the Housing Authority Risk Retention Group in the amount of $180,000.000 for the 1994-1995 policy year

(e) Resolution - Authorizing the Executive Director to enter into a contract with Paradigm Environmental to remove the asbestos-containing exterior coating from the passageway between Development CAL 1-21, 320-330 Clementina Towers in the amount of $18,360.00

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

There will be no Executive Session.

14. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, October 27, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, October 27, 1994 at 4:35 p.m.

The meeting was called to order by Vice President Carpeneti.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

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A quorum was present.

ALSO PRESENT: Al Nelson, Chief of Staff and Operations
Geraldine L. Chavis, Legal Counsel

NOT PRESENT: Barbara R. Meskunas, President

2. APPROVAL OF AGENDA:

Commissioner Huggins moved to amend the Agenda to remove Resolution (b) from the Agenda and Commissioner Lee seconded the motion.

Commissioner Allen questioned the postponement of Resolution (b), which was not provided to the Commission as it was postponed by SFHA staff for further clarification, because such postponement would permit staff to over-ride the Executive Director's request for the Resolution to go forth. Mr. Nelson responded that, in fact, the Executive Director and staff were in agreement for the delay. The question was called and a vote

taken. The Amendment to the Agenda was PASSED by a majority vote with one NAY vote by Commissioner Allen.

Commissioner Huggins then moved to adopt the Agenda as amended and Commissioner Redd seconded the motion. The Amended Agenda was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

should be 'October 13'

Commissioner Huggins moved to approve the minutes of the October 12, 1994 meeting and Commissioner Redd seconded the motion. The minutes of the meeting held October 12, 1994 was UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Allen addressed the issue of her meeting with Mayor Frank Jordan and read some correspondence regarding a former SFHA employee.

Commissioner Huggins reported on the National Tenant Organization (NTO) Conference she attended October 19 to 23, 1994, in Atlanta, Georgia. The Commissioner shared copies of literature from the Conference with residents present at the meeting.

Commissioner Lee requested, on behalf of some Ping Yuen residents, that all SFHA materials be made bi-lingual and available to them.

Mr. Frazier, Early Voting Project, spoke about the Project and urged voter turn-out at the next election, and voter registration of SFHA residents.

Raja Elamin Rahim and Lucille Jesson, Community Board, spoke about the program's objective to provide impartial conflict resolution for the community.

5. REPORT OF SECRETARY:

Mr. Al Nelson, Chief of Staff and Operations, urged passage of all Resolutions before the Commission. Mr. Nelson then called for a moment of silence in the memory of William J. "Brandy" Moore, SFHA Affirmative Action Officer, who passed away on October 14, 1994.

6. COMMITTEE REPORT:

Commissioner Lee commended staff's diligence for their work as part of the Maintenance Working Group. He then asked Mike Meadows, Maintenance Superintendent, to give a report about maintenance and vacancy matters.

Vice President Carpeneti next reported on the Site and Design Committee meeting held

before the Commission meeting. Mr. Carpeneti said that Resolution (e), about a contract with Paradigm Environmental to provide asbestos-removing services at Clementina Towers, was unanimously recommended for Commission passage.

7. REPORT OF COUNSEL:

Ms. Geraldine L. Chavis requested Commission passage of three resolutions: Resolutions (a4), (a14) and (c). Resolution (a4) concerns payment for eviction services from San Francisco Sheriff's Department, and Resolution (a14), payment for process service from Port's Quick Serve. Resolution (c), Ms. Chavis stressed, is a proposed, revised lease, and passage of this resolution would permit publication of the document and circulation to all residents for a thirty-day comment period.

8. TENANT REPRESENTATIVE REPORT:

Jewell Green, PHTA, reported on PHTA elections which was scheduled for October 12, 1994, but was then postponed until November 30, 1994, 11:00 a.m. Ms. Green then questioned the Commission why tenants were not consulted about any new lease. Discussion ensued. Ms. Green urged tenant input on any new, proposed lease.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Stan Smith, San Francisco Building Trades Council
Andre Williams, Westbrook/Hunter's Point
Mary Helen Rogers, retired SFHA employee
Jerry Abrams, Mission Dolores

10. UNFINISHED BUSINESS:

(b) Resolution No. 4358

RESOLUTION HONORING MS. NEISHA JONES, MR. REGINALD RAYNOR AND MR. KENYATTA BRANNEN JONES FOR ACTS OF BRAVERY ABOVE AND BEYOND THE CALL OF DUTY

WHEREAS, Mrs. Neisha Jones, Mr. Reginald Raynor and Mr. Kenyatta Brannen Jones risked their lives during a fire at Bernal Dwellings on the night of September 4, 1994; and

WHEREAS, working together, as neighbors, with the truest sense of community spirit, the lives of five children were saved by these individuals from the burning flame of an arsonist; and

WHEREAS, these individuals placed their lives in danger so that innocent children could be saved;

NOW, THEREFORE BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY, HEREBY HONOR MRS. NEISHA JONES, MR. REGINALD RAYNOR AND MR. KENYATTA BRANNEN JONES FOR THE ACTS OF COURAGE IN THE EFFORTS OF SAVING THE LIVES OF FIVE YOUNG CHILDREN WHO RESIDE AT BERNAL DWELLINGS:

/s/Felipe M. Floresca
Felipe M. Floresca
Executive Director

/s/Barbara R. Meskunas
Barbara R. Meskunas
President

It was noted that Mr. Kenyatta Branner Jones' name was mis-spelled.
Commissioner Huggins moved to adopt Resolution No. 4358 and Commissioner Palega seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Barbara R. Meskunas, President

Resolution No. 4358 was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) The following Resolutions (a1-a14) represent the Consent Calendar and were voted on collectively, with the exception of Resolutions (a7), (a8), (a10), and (a11), which were considered separately.

(a1) Resolution No. 4359

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE UTILITY RELATED SERVICES FROM CALIFORNIA ENERGY INVESTMENT CORPORATION ($67,520.00), GOLDEN GATE DISPOSAL AND SUNSET SCAVENGER ($1,343,840.00), PACIFIC GAS & ELECTRIC COMPANY ($5,655,080.00), SANITARY FILL COMPANY ($159,640.000), AND SAN FRANCISCO WATER DEPARTMENT ($3,977,580.00) FOR FISCAL YEAR 1993-94

WHEREAS, the Authority procures required and necessary utility related services from the following vendors:

- California Energy Investment Corporation (solar panels)
- Golden Gate Disposal and Sunset Scavenger Co. (garbage removal)
- Pacific Gas & Electric Company
- Sanitary Fill Company (garbage disposal site)
- San Francisco Water Department; and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the utility related services of the following sole source vendors in the not to exceed amounts specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

    - California Energy Investment Corporation - ($67,520.00)
    - Golden Gate Disposal and Sunset Scavenger Co. - ($1,343,840.00)
    - Pacific Gas & Electric Company - ($5,655,080.00)
    - Sanitary Fill Company - ($159,640.00)
    - San Francisco Water Department - ($3,977,580.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

(a2) Resolution No. 4360

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE POSTAL SERVICES FROM THE UNITED STATES POSTAL SERVICE ($30,000.00) AND RMRS SYSTEMS ($90,000.00) FOR FISCAL YEAR 1994-95

WHEREAS, the Authority procures required and necessary postal services from the following vendors:

- United States Postal Service (bulk mailing)
- RMRS Systems (postage meter); and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget and Section 8 Administrative fees for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the postal services of the following vendors in the not to exceed amounts specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

   - United States Postal Service - ($30,000.00)
   - RMRS Systems - ($90,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

(a3) Resolution No. 4361

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE TELEPHONE SERVICES FROM A.T.& T., PACIFIC BELL, AND PACTEL MOBILE SERVICES ($356,330.00) FOR FISCAL YEAR 1994-95

WHEREAS, the Authority procures required and necessary telephone related services from the

following vendors:

- A.T.& T. (long distance carrier)
- Pacific Bell (local carrier and Centrex system maintenance)
- Pactel Mobile Services (mobile telephones); and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget and Section 8 Administrative fees for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the telephone related services of AT&T, Pacific Bell, and Pactel Mobile Services in an amount not to exceed $356,330.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

(a4) Resolution 4362

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE EVICTION SERVICES FROM THE SAN FRANCISCO SHERIFF DEPARTMENT ($15,000.00) FOR FISCAL YEAR 1994-95

WHEREAS, the Authority procures required and necessary eviction services from the San Francisco Sheriff Department to comply with legal eviction proceedings; and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the eviction related services of

the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

- San Francisco Sheriff Department - ($15,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

(a5) Resolution No. 4363

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE HEALTH RELATED SERVICES FROM THE PUBLIC EMPLOYEES RETIREMENT SYSTEM ($960,000.00), DELTA DENTAL PLAN ($166,000.00), VISION CARE ($31,100.00) AND DEPARTMENT OF PUBLIC HEALTH ($15,000.00) FOR FISCAL YEAR 1994-95

WHEREAS, the Authority procures required and necessary health related services from the following vendors:

- Public Employees Retirement System (PERS, medical and retirement benefits)
- Delta Dental Plan (dental care benefits)
- Vision Care (eye care benefits)
- Department of Public Health (hazardous material permit fees and disposal services); and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget and Section 8 Administrative fees for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the health related services of the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

- Public Employees Retirement System - ($960,000.00)
- Delta Dental Plan - ($166,000.00)
- Vision Care - ($31,100.00)
- Department of Public Health - ($15,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

(a6) Resolution No. 4364

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE GASOLINE AND LUBRICANTS FROM THE CITY AND COUNTY OF SAN FRANCISCO ($150,000.00) FOR FISCAL YEAR 1994-95

WHEREAS, the Authority procures gasoline and lubricants for its vehicles from the City and County of San Francisco at below market rates; and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget and Section 8 Administrative fees for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure gasoline and lubricants for Authority vehicles from the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

   - City and County of San Francisco - ($150,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

(a9) Resolution No. 4367

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH GENERAL ELECTRIC FOR THE PROCUREMENT OF STOVES, REFRIGERATORS, AND THEIR REPLACEMENT PARTS AND FRIGIDAIRE FOR REPLACEMENT PARTS IN AN AMOUNT NOT TO EXCEED $385,000.00 DURING THE OF FISCAL YEAR 1994-95

WHEREAS, the San Francisco Housing Authority solicited bids for the purchase of stoves and refrigerators in full and open competition pursuant to Invitation for Bids (IFB) number 009-94; and

WHEREAS, the Commission approved the contract award pursuant to Resolution number 4197, adopted on January 13, 1994 and a separate purchase order was issued to cover replacement parts; and

WHEREAS, the contractors named above have performed or provided services in an acceptable manner, and the request for funds for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for the purchase of appliances and replacement parts has been approved as part of the Authority's operating budget for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award funding to procure stoves, refrigerators, and their replacement parts from General Electric and Frigidaire in an amount not to exceed $385,000.00 during Fiscal Year 1994-95, except as provided for by the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

(a12) Resolution No. 4370

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH TRANSOCEAN FUNDING, INC. ($171,785.25) DURING FISCAL YEAR 1994-95

WHEREAS, the Authority solicited for bids in full and open competition, and awarded a contract to Transocean Funding, Inc. for the procurement of sedans and maintenance vehicles under a 36 month lease plan; and

WHEREAS, the Commission approved the contract award pursuant to Resolution number 3801, adopted on May 14, 1992; and

WHEREAS, the services provided are of a necessary and vital nature, and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractor named above has performed or provided services in an acceptable manner, and the request for funding of the contract for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for services described herein is available as part of the Authority's operating budget and Drug Elimination Program grant Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for the services described above from the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

   - Transocean Funding, Inc. - ($171,785.25)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

(a13) Resolution No. 4371

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH CREATIVE COMPUTER SOLUTIONS ($20,000.00) DURING FISCAL YEAR 1994-95

WHEREAS, the Authority awarded a contract to Creative Computer Solutions for P.M. services of the new computer system ; and

WHEREAS, the Commission approved the contract award to Creative Computer Solutions pursuant to Resolution number 4032, adopted on March 11, 1993; and

WHEREAS, the services provided are of a necessary and vital nature, and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the request for funding of the contracts for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for services described herein is available as part of the Authority's operating budget and Section 8 administrative fees for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for the services described above from the following vendor(s) in the not to exceed amount(s) specified herein, Creative Computer Solutions ($20,000.00), except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis

Legal Counsel

October 27, 1994
Date

(a14) Resolution No. 4372

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE PROCESS SERVING OF LEGAL NOTICE FROM PORT'S QUICK SERVE LEGAL SUPPORT SERVICE ($45,000) FOR FISCAL YEAR 1994-95

WHEREAS, the Authority solicited in full and open competition for process serving of legal notices and related services, required by the Legal Department from Port's Quick Serve Legal Support Service to comply with legal eviction proceedings; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the award of a contract and purchase order should be made to Port's Quick Serve Legal Service as the most responsive, responsible bidder; and

WHEREAS, funding for the services detailed above is available as part of the Authority's operating budget for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure the serving of legal notices and related services of the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991:

   - Port's Quick Serve Legal Support Service - ($45,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

Commissioner Huggins moved to adopt all Resolutions with the exceptions of Resolution (a7), (a8), (a10), and (a11). Commissioner Palega seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Barbara R. Meskunas, President

Resolution (a), Consent Calendar, was UNANIMOUSLY ADOPTED, with the exceptions of Resolutions (a7), (a8), (a10), and (a11), which were considered separately.

(a7) Resolution No. 4365

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH ALPHA CONSTRUCTION AND ROOFING COMPANY ($50,000.00) DURING FISCAL YEAR 1994-95

WHEREAS, the Authority solicited for proposals in full and open competition, and awarded a contract to Alpha Construction and Roofing Company for on-call roof repair services; and

WHEREAS, the Commission approved the contract award pursuant to Resolution number 4034, adopted on March 25, 1993; and

WHEREAS, the services provided are of a necessary and vital nature, and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractor named above has performed or provided services in an acceptable manner, and the request for funding of the contract is in accordance with the Authority's procurement policy; and

WHEREAS, funding for services described herein is available as part of the Authority's operating budget for Fiscal Year 1994-95

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for the services described above from the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

   - Alpha Construction & Roofing Company - ($50,000.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis

Legal Counsel
October 27, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4365 and Commissioner Huggins seconded the motion. Commissioner Lee asked about the contract period of this agreement. Commissioner Palega wanted to know if there was any tenant hire provisions in this contract agreement. The Commissioner asked for all copies of such posting and public notification. Commissioner Huggins wanted to know about monitoring of the agreement. Vivian Berry, Acting Procurement Manager, answered the Commissioners' questions. Vice President Carpeneti pointed out that these agreements are current on-going contractual agreements. Counsel Chavis noted that these Consent Calendar items are for a period of two years, whereas some others are for as-needed, emergency basis. Vice President Carpeneti called for the question. The vote was:

AYES:	Richard Carpeneti, Vice President Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSTAIN:	Jan Allen, Commissioner
NOT PRESENT FOR VOTING:	Barbara R. Meskunas, President

Resolution No. 4365 was PASSED by a majority vote.

(a8) Resolution No. 4366

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH APPLIED PEST MANAGEMENT, INC. AND MILL'S PEST CONTROL & ELIMINATION SERVICES ($163,660.00) DURING FISCAL YEAR 1994-95

WHEREAS, the Authority solicited for pest control services in full and open competition, and awarded contracts to Applied Pest Management, Inc. and Mill's Pest Control & Elimination Services pursuant thereto; and

WHEREAS, the Commission approved the contract awards pursuant to Resolution number 4079, adopted on June 24, 1993 and Resolution number 4233, adopted on April 14, 1994; and

WHEREAS, the services provided are of a necessary and vital nature, and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractors named above has performed or provided services in an acceptable manner, and the request for funding of the contract is in accordance with the Authority's procurement policy; and

WHEREAS, funding for the services as described herein has been approved as part of the Authority's operating budget for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for pest control services by Applied Pest Management, Inc. and Mill's Pest Control & Elimination Services in an amount not to exceed $163,660.00 during Fiscal Year 1994-95, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4366 and Commissioner Huggins seconded the motion. Discussion ensued. Commissioner Allen questioned the frequency and circumstances

that the pest management company is used. Mr. Nelson answered her question noting that there is no established schedule currently for pest management, except on an as-needed emergency basis. Ms. Berry stated that in some developments, there is however a permanent eradication program.

Vice President Carpeneti called the question. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSTAIN: Jan Allen, Commissioner

NOT PRESENT FOR VOTING: Barbara R. Meskunas, President

Resolution No. 4366 was PASSED by a majority vote.

(a10) Resolution No. 4368

RESOLUTION AUTHORIZING THE EXTENSION OF SECURITY GUARD SERVICES AT THE ROSA PARKS SENIOR HOUSING DEVELOPMENT BY WESTERN SECURITY BUREAU IN AN AMOUNT NOT TO EXCEED $90,000.00 THROUGH THE PERIOD ENDING OCTOBER 31, 1995

WHEREAS, the Commission approved the execution of a contract with Western Security Bureau for security guard services at Rosa Parks pursuant to Resolution number 4225 adopted on March 24, 1994; and

WHEREAS, Western Security Bureau, a minority-owned business enterprise, has provided security guard services in a competent and responsible manner, and as such, the Authority wishes to continue with the services through October 31, 1995; and

WHEREAS, the services provided are of a necessary and vital nature to the senior residents of Rosa Parks, and would present significant operating difficulties for the Authority if the extension of services is not approved as requested herein; and

WHEREAS, the funding for these services are funded through a grant from the Mayor's Office of Criminal Justice;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide payments for a contract with Western Security Bureau for security guard services at Rosa Parks Senior Housing Development, subject to the approval of funding by the Mayor's Office of Criminal Justice in an amount not to exceed $90,000.00 through October 31, 1995, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4368 and Commissioner Lee seconded the motion. Commissioner Huggins spoke of some of her concerns about the contract agreement, but noted that staff had satisfactorily answered her questions. The question was called and the vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: Jan Allen, Commissioner

NOT PRESENT FOR VOTING: Barbara R. Meskunas, President

Resolution No. 4368 was PASSED by a majority vote.

(a11) Resolution No. 4369

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROVIDE FUNDING FOR A CONTRACT WITH SERVICE EMPLOYEES UNION LOCAL 14 ($33,600.00) DURING FISCAL YEAR 1994-95

WHEREAS, the Authority entered into an agreement with Service Employees Union Local 14 for the 60 month lease of office space at 241-243 Golden Gate Avenue; and

WHEREAS, the Commission and HUD approved the lease agreement pursuant to Resolution number 3540, adopted on October 18, 1990; and

WHEREAS, the services provided are of a necessary and vital nature, and would present significant operating difficulties for the Authority if funding is not approved as requested herein; and

WHEREAS, the contractor named above has performed or provided services in an acceptable manner, and the request for funding of the contracts for the new fiscal year is in accordance with the Authority's procurement policy; and

WHEREAS, funding for services described herein is available as part of the Authority's operating budget and Section 8 administrative fees for Fiscal Year 1994-95;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to provide funding for the services described above from the following vendor(s) in the not to exceed amount(s) specified herein, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

   - Service Employees Union Local 14 - ($33,600.00)

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4369 and Commissioner Huggins seconded the motion. Commissioner Allen asked about the reason for the payment to Service Employees Union Local 14. Mr. Nelson said that the resolution would permit payment for extension of a lease for use of the premises. The question was called and the vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner

Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Barbara R. Meskunas, President

Resolution No. 4369 was UNANIMOUSLY ADOPTED.

Resolution (b)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE PUBLIC HOUSING TENANTS ASSOCIATION

WHEREAS, the Public Housing Tenants Association (PHTA) is a resident organization comprised of residents throughout the city; and

WHEREAS, Authority staff and representatives of the PHTA have worked together over the course of the past three months to develop a comprehensive Memorandum of Understanding (MOU); and

WHEREAS, this MOU delineates the nature of the future relationship between the Authority and the PHTA; and

WHEREAS, the Authority has already made provisions in its current annual budget for the funding of this and other resident organizations; and

WHEREAS, the Authority has and wishes to continue its support for the PHTA.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a Memorandum of Understanding wit the Public Housing Tenants Association.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Resolution (b) was postponed by staff before commencement of the Commission meeting.

(c) Resolution No. 4373

RESOLUTION ADOPTING A REVISED DWELLING LEASE FOR THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR ALL RESIDENTS OF CONVENTIONAL PUBLIC HOUSING

WHEREAS, the Housing Authority of the City and County of San Francisco adopted a dwelling lease on April 24, 1986 by Resolution No. 2806 for all residents of conventional public housing and Section 23 leased housing; and

WHEREAS, laws and regulations pertaining to the public housing program have changed from that time and it has been determined by staff that the dwelling lease needs to be revised to more closely comply with current federal and state requirements; and

WHEREAS, all public housing residents and tenant associations will be given at least thirty (30) days written notice of the proposed changes and an opportunity to present comments before the changes become effective; and

WHEREAS, the proposed dwelling lease meets all HUD requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The proposed dwelling lease, as attached hereto and made a part hereof for usage by all residents of conventional public housing and Section 23 leased housing, is hereby provisionally adopted.

2. The proposed lease be submitted to the tenants, tenant groups and the public for comment for at least a 30-day period.

3. After the 30-day comment period the proposed lease be brought back to the Commission to review said comments and to finally adopt the lease.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

Attachment

Commissioner Huggins moved to amend Resolution (c) so that the language in the title and the body of the Resolution would be consistent; this would allow tenants to comment on the proposed, revised lease. Commissioner Allen seconded the motion to amend. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Barbara R. Meskunas, President

Discussion ensued. Commissioner Huggins moved to adopt Resolution No. 4373, as amended, and Commissioner Allen seconded the motion. The vote was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Barbara R. Meskunas, President

Resolution No. 4373 was UNANIMOUSLY ADOPTED. The Attachment is incorporated into the Formal Minutes Book.

(d) Resolution No. 4374

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE HOUSING AUTHORITY RISK RETENTION GROUP IN THE AMOUNT OF $180,000.00 FOR THE 1994-1995 POLICY YEAR

WHEREAS, the Authority by Resolution No. 3006 dated May 28, 1987, accepted membership into the Housing Authority Risk Retention Group ("HARRG") for the provision of general liability insurance; and

WHEREAS, the Authority by Resolution No. 4270 dated June 9, 1994, renewed its policy with HARRG for the 1994-95 policy year; and

WHEREAS, the Authority's policy with HARRG requires the agency to pay a deductible in the amount of $10,000.00 for each general liability claim that is accepted for payment; and

WHEREAS, funding has been approved, and is available from the Authority's operating budget for the fiscal year 1994-95.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to execute a purchase order for the Housing Authority Risk Retention Group of the 1994-95 policy year in an amount not to exceed $180,000.00.

2. This Resolution will take affect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

October 27, 1994
Date

Commissioner Allen moved to adopt Resolution No. 4374 and Commissioner Redd seconded the motion. Commissioner Huggins asked about "risk retention." Counsel Chavis explained the definition of terms, amount of coverage. Vice President Carpeneti called for the vote which was:

AYES: Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Barbara R. Meskunas, President

Resolution No. 4374 was UNANIMOUSLY ADOPTED.

(e) Resolution No. 4375

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PARADIGM ENVIRONMENTAL TO REMOVE THE ASBESTOS CONTAINING EXTERIOR COATING FROM THE PASSAGEWAY BETWEEN DEVELOPMENT CAL 1-21, 320/330 CLEMENTINA TOWERS IN THE AMOUNT OF $18,360.00

WHEREAS, on September, 1994, the Authority solicited for proposals for a qualified Asbestos Abatement Contractor to remove the asbestos containing exterior coating from the passageway between the housing developments CAL 1-21, 320/330 Clementina Towers; and

WHEREAS, the existing asbestos containing coating is deteriorated and its continued flaking and cracking presents a potential hazard to residents, staff and visitors; and

WHEREAS, three proposals were received and evaluated by staff; and

WHEREAS, Paradigm Environmental has been identified as the respondent who can provide the required services in a manner that is most advantageous to the Authority; and

WHEREAS, Paradigm Environmental has proposed a fee of $18,360.00 to complete this effort; and

WHEREAS, this fee is within the funding available in the 1993 Comprehensive Grant Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Paradigm Environmental., in the amount of $18,360.00

2. This Resolution shall take effect immediately.

Jerry Abrahams, Mission Dolores

13. EXECUTIVE SESSION:

No Executive Session was scheduled.

14. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of October 13, 1994 adjourned at 8:53 p.m. by consensus. The meeting was adjourned in memory of William J. "Brandy" Moore, SFHA Affirmative Action Officer, who passed on October 14, 1994.

The next regular meeting has been scheduled for November 10, 1994.

Richard Carpeneti, Vice President

Felipe M. Floresca
Secretary and Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

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November 4, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, November 10, 1994 at Woodside Gardens Social Room, 255 Woodside Avenue, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, NOVEMBER 10, 1994 AT 4:00 P.M., WOODSIDE GARDENS SOCIAL ROOM, 255 WOODSIDE AVENUE, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting ~~Held:~~
Thursday, November 10, 1994

255 Woodside Avenue
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

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4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Commending Ignacio Padilla on the Occasion of His Retirement

(b) Resolution - Authorizing the Executive Director to enter into a Memorandum of Understanding with the Citywide Senior/Disabled Council

(c) Resolution - Authorizing the Executive Director to enter into a Memorandum of Understanding with the Public Housing Tenants Association (PHTA)

(d) Resolution - Authorizing the Executive Director to Negotiate a Contract for Architectural Services with the Firm of Powell & Partners, Architectural Services in Association with Marquis & Associates, Architects, at Yerba Buena Plaza East for Hope VI Reconstruction

(e) Resolution - Authorizing the Executive Director to Increase the Encumbrance for Legal Services Provided by Lafayette, Kumagai & Clarke in the Amount of $49,681.70 to Close Out Purchase Order No. 44755 for the 1993-94 Fiscal Year

(f) Resolution - Authorizing the Executive Director to Establish Budgets and Provide Funding for Litigation Contracts with Outside Counsel: Lafayette, Kumagai & Clarke; Lempres & Wulfsberg; and Littler, Mendelson, Fastiff, Tichy & Mathiason for the 1994-95 Fiscal Year for a total amount not to exceed $175,000.00

(g) Resolution - Authorizing the Executive Director to increase the encumbrance for legal services provided by Littler, Mendelson, Fastiff & Tichy in the amount of $15,258. 79 to close out Purchase Order No. 45199 for the 1993-94 Fiscal Year

(h) Resolution - Authorizing the Executive Director to Enter into a Contract with Competent Builders, Inc. For the Removal and Installation of Heating System at Development CAL 1-1, Holly Courts, in the Amount of $519,000.00

(i) Resolution - Authorizing an Official Act by the Housing Authority of the City and County of San Francisco to Terminate the

Regulatory Agreement and Declaration of Restrictive Covenants and to Enter into a New Regulatory Agreement and Declaration of Restrictive Covenants for the Project Commonly Known as Potrero Court

(j) Resolution - Authorizing the Executive Director to Enter into a Contract with Warren Asbestos Abatement Contractor, Inc. for the Lead and Asbestos Abatement at Development CAL 1-1, Holly Courts in the Amount of $180,000.00

(k) Resolution - Authorizing the Executive Director to enter into a contract with Environmental Science and Engineering, Inc. to assist the Housing Authority in developing, implementing and overseeing the corrective actions for lead-based paint hazards in family developments constructed before 1978, for an amount not-to-exceed $118,324.00

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

An Executive Session will be held to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

14. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, November 10, 1994

255 Woodside Avenue
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, November 10, 1994 at 4:23 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

A quorum was present.

ABSENT: Larry K. Lee, Commissioner

ALSO PRESENT: Felipe M. Floresca, Executive Director
Geraldine L. Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Secretary Felipe M. Floresca asked for amendments to Resolutions (b) and (c): Mr. Floresca asked that any reference to any funding amount per occupied unit appearing in the respective MOUs be deleted. The reason for this request was the inappropriateness of budgetary references in a MOU, Mr. Floresca added. Specifically, in Resolution (b), Mr. Floresca asked that reference to Exhibit A under Part Three, "Compensation and Method of Payment," be omitted. In Resolution (c), Part V, "Compensation and Method of Payment," reference to five dollars per unit should be deleted. Mr. Floresca then answered Commissioner Allen's request for clarification.

Vice President Carpeneti moved to approve the Amended Agenda and Commissioner Palega seconded the motion. The Amended Agenda was UNANIMOUSLY

APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Redd moved to approve the minutes of the October 27, 1994 meeting and Commissioner Huggins seconded the motion.

The minutes of the meeting held October 27, 1994 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Allen asked for a clarification of an item in John Shanley's follow-up report. John Shanley, SFHA Director of State, Municipal and Governmental Affairs, answered the Commissioner's questions.

Harriette Stock, President of Woodside Gardens, welcomed Commissioners, staff and fellow residents to Woodside Gardens.

5. REPORT OF SECRETARY:

Secretary Floresca read the following report:

"Resident Empowerment can only be promoted by residents themselves. It is important for the Housing Authority to support efforts to strengthen our city-wide resident organizations. I ask Commissioners to adopt Resolutions (b) and (c) which address Memorandums of Understanding (MOU's) with the City-wide Senior/Disabled Council, Inc. and the Public Housing Tenant Association, Inc., respectively.

I urge the Commissioners to endorse Resolution (d) which negotiates a contract for architectural services with Powell and Partners in association with Marquis and Associates. Both firms have worked on other housing authority projects. In this case, their services would be rendered to work with Plaza East residents on our HOPE VI reconstruction. Both firms have pledged to work with residents and contractors chosen on this project.

The Housing Authority has a comprehensive, site by site, plan to make modernization improvements. Holly Courts needs to address it's heating system and lead/asbestos abatement. I would like for Commissioners to pass Resolutions (h) and (j) which address contracting with Competent Builders, Inc. for a heating system and Warren Asbestos Abatement Contractor, Inc. for lead/asbestos abatement. Additionally, we need to carefully plot how to remove lead-based paint hazards in family developments. I urge Commissioners to adopt Resolution (k) which would contract with Environmental Science and Engineering, Inc. to plan for lead-based paint hazard removal.

I am pleased to announce that the Russian-American Broadcasting Company has agreed to install equipment free of charge, which will provide Russian programming to our growing Russian population, many of whom can not speak English."

6. COMMITTEE REPORT:

Vice President Carpeneti reported that the Site and Design Committee met before the Commission meeting. Mr. Carpeneti said that the Committee discussed Resolution (d), regarding architectural services with Powell and Partners at Yerba Buena Plaza and concluded that the Resolution should be recommended for Commission passage. Mr. Carpeneti further stated that Resolutions (h), (j) and (k) were also unanimously passed by the Committee. Resolution (i) concerning termination of a regulatory agreement and Declaration of Restrictive Covenants and replacement with new ones was also passed for passage, Mr. Carpeneti said.

Commissioner Redd reported that the Health and Safety Committee met November 08, 1994, to discuss safety concerns of seniors and disabled residents, a very important and critical issue. The Commissioner said that Sergeant Crenshaw attended the meeting and said that SFPD will cooperate with any requests for patrols of senior/disabled residents. Commissioner Redd noted that the MOU between SFHA and Local 14 must be re-examined in light of this issue. Commissioner Palega, a Committee member, also stressed the need for qualified, trained personnel who meet the needs of seniors and the disabled, and urged a training program for such personnel. Mr. Palega added that the Committee also discussed issues of the presence of rodents and the lack of security gates at Valencia Gardens. Discussion ensued on these matters. The next meeting of the Committee will be on November 22, 1994 with a representative from Local 14 in attendance to answer questions about the MOU agreement with the Local.

Commissioner Huggins reported on tenant precinct leaders and their work on Election Day.

7. REPORT OF COUNSEL:

Counsel Chavis stated that a demurrer and a motion to strike was just filed in Hill vs. SFHA. Ms. Chavis then spoke about the four Resolutions before the Commission and asked that they be passed.

8. TENANT REPRESENTATIVE REPORT:

Jewell Green, PHTA, said that PHTA elections were postponed because of insufficient tenant participation and elections have been re-scheduled for December 21, 1994.

Virginia French, acting President of the Citywide Senior/Disabled Council, announced the resignation of the President of the Council, Ann Mackey. Ms. French then asked the

Commissioners to pass Resolution (b), to permit the enactment of an MOU between the SFHA and Citywide Senior/Disabled Council.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Jeri Maxwell, Valencia Gardens
Roland Sheppard, Painter's Local 4

(Vice President Carpeneti excused himself from the meeting at 4:43 p.m.)

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) **RESOLUTION COMMENDING IGNACIO PADILLA ON THE OCCASION OF HIS RETIREMENT**

WHEREAS, Mr. Ignacio Padilla retired from the Housing Authority of the City and County of San Francisco on October 28, 1994 after more than 15 years; and

WHEREAS, during his career as an employee, he was faithful and resolute in his duties as a laborer; and

WHEREAS, Mr. Padilla earned and deserved the respect of the Commission of this Authority, his fellow employees and the residents, for his hard work, loyalty, dedicated service and his uncommon abilities to perform his tasks.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

This Commission extend to Ignacio Padilla its appreciation for long and faithful service and extends its best wishes for a very happy retirement.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Redd moved that the Resolution be tabled until Mr. Padilla could attend the meeting. Commissioner Palega seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT:	Larry K. Lee, Commissioner
NOT PRESENT FOR VOTING:	Richard Carpeneti, Vice President

Resolution (a) was UNANIMOUSLY TABLED.

(Commissioner Carpeneti returned to the meeting after the vote on Resolution (a), at 6:19 p,m,)

(b) Resolution No. 4376

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A MEMORANDUM OF UNDERSTANDING
WITH THE CITYWIDE SENIOR/DISABLED COUNCIL

WHEREAS, the Citywide Senior/Disabled Council (CSDC) is a resident organization comprised of officers of senior buildings and officers of senior/disabled resident councils in family developments; and

WHEREAS, Authority staff and representatives of the CSDC have worked together over the course of the past two months to develop a comprehensive Memorandum of Understanding (MOU); and

WHEREAS, this MOU delineates the nature of the future relationship between the Authority and

the CSDC; and

WHEREAS, the Authority has already made provisions in its current annual budget for the funding of this and other resident organizations; and

WHEREAS, the Authority has and wishes to continue its support for the CSDC.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a Memorandum of Understanding with the Citywide Senior/Disabled Council.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel
November 10, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4376 and Commissioner Palega seconded the motion. President Meskunas asked for discussion on the motion. Commissioner Allen then moved to table the item but there was no second on her motion. Secretary Floresca re-iterated his earlier request for an amendment to this Resolution, to strike any monetary references in the MOU as inappropriate. The vote was then taken:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT:	Larry K. Lee, Commissioner

Resolution No 4376 was UNANIMOUSLY PASSED. The MOU is in the Formal Minutes Book.

(c) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE

PUBLIC HOUSING TENANTS ASSOCIATION

WHEREAS, the Public Housing Tenants Association (PHTA) is a resident organization comprised of residents throughout the city; and

WHEREAS, Authority staff and representatives of the PHTA have worked together over the course of the past three months to develop a comprehensive Memorandum of Understanding (MOU); and

WHEREAS, this MOU delineates the nature of the future relationship between the Authority and the PHTA; and

WHEREAS, the Authority has already made provisions in its current annual budget for the funding of this and other resident organizations; and

WHEREAS, the Authority has and wishes to continue its support for the PHTA.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a Memorandum of Understanding with the Public Housing Tenants Association.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Huggins moved to table Resolution (c) and Commissioner Palega seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT: Larry K. Lee, Commissioner

Resolution (c) was UNANIMOUSLY TABLED.

(d) Resolution No. 4377

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A CONTRACT FOR ARCHITECTURAL SERVICES WITH THE FIRM OF POWELL & PARTNERS, ARCHITECTS, IN ASSOCIATION WITH MARQUIS & ASSOCIATES, ARCHITECTS, AT YERBA BUENA PLAZA EAST FOR HOPE VI RECONSTRUCTION

WHEREAS, the San Francisco Housing Authority (Authority) solicited proposals from experienced architects and their consultants for the purpose of providing architectural and construction documents for the Yerba Buena Plaza East HOPE VI Reconstruction; and

WHEREAS, the Evaluation Team consisting of fifty percent (50%) Plaza East residents, chosen from the Plaza East HOPE VI working Group, as is stipulated in our Memorandum of Understanding (MOU) for all the selection committees, and fifty percent (50%) SFHA staff, selected from various departments, determined that the architectural/engineering team of Powell & Partners to be the most qualified respondent through both the RFP and the interview process; and

WHEREAS, the Authority must enter into contract negotiations with Powell &Partners in order to establish the scope of work, fees, and specifying the obligations of the architectural team, in accordance with all federal, state, and local regulations, and as requested by the HOPE VI Grant Agreement; and

WHEREAS, the negotiated contract will be presented to the Commission for approval and authorization for execution by the Executive Director at a later date.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into contract negotiations with the architectural firm of Powell & Partners.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel
November 10, 1994
Date

Discussion ensued. Fred Powell, principal partner, Powell & Partners, gave a presentation on the proposal and answered Commissioner questions. Barbara Smith explained the solicitation and bidding process, describing how this firm was chosen for the job. Discussion continued. The question was called and the vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSTAIN:	Jan Allen, Commissioner
ABSENT:	Larry K. Lee, Commissioner

Resolution No. 4377 was PASSED by a majority vote.

(e) Resolution No. 4378

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR LEGAL SERVICES PROVIDED BY LAFAYETTE, KUMAGAI & CLARKE IN THE AMOUNT OF $49,681.70 TO CLOSE OUT PURCHASE ORDER NO. 44755 FOR THE 1993-94 FISCAL YEAR.

WHEREAS, the Health and Safety code, Section 34279 authorizes the Housing Authority of the City and County of San Francisco ("SFHA") to employ its own counsel and legal staff; and

WHEREAS, there were several legal matters pending in the City and County of San Francisco involving the SFHA; and

WHEREAS, the SFHA required additional legal assistance to adequately defend its interest in these cases; and

WHEREAS, through the competitive solicitation process (RFQ #034-93), the firm of Lafayette, Kumagai & Clarke was selected to represent the Agency on various general litigation matters on an as needed basis; and

WHEREAS, various matters that have been assigned to this firm are ongoing, however, the work was performed during the previous fiscal year and the funds have been exhausted; and

WHEREAS, an additional $49,681.70 is needed to pay for those services, and to close out the P.O. No. 44755 for the 1993-94 fiscal year:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance for legal services provided by Lafayette, Kumagai & Clarke in the amount of $49,681.70 to close out P.O. No. 44755 for the 1993-94 fiscal year.

2. This Resolution is to become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel
November 10, 1994
Dated

Commissioner Redd moved to adopt Resolution No. 4378 and Commissioner Allen seconded the motion. Commissioner Huggins asked for clarification of dates of service and Counsel Chavis answered the Commissioner's questions. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT: Larry K. Lee, Commissioner

Resolution No. 4378 was UNANIMOUSLY ADOPTED.

(f) Resolution No. 4379

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ESTABLISH BUDGETS AND PROVIDE FUNDING FOR LITIGATION CONTRACTS WITH OUTSIDE COUNSEL: LAFAYETTE, KUMAGAI & CLARKE; LEMPRES & WULFSBERG; AND LITTLER, MENDELSON, FASTIFF, TICHY & MATHIASON FOR THE 1994-95 FISCAL YEAR

FOR A TOTAL AMOUNT NOT TO EXCEED $175,000.00

WHEREAS, Health and Safety Code §34279 authorizes the Housing Authority of the City and County of San Francisco ("SFHA") to employ its own counsel and legal staff; and

WHEREAS, the SFHA has selected the law firms of: 1) Lafayette, Kumagai & Clark to represent the SFHA in the matters of *Nguyen et.al. vs. SFHA; Donahue vs. SFHA; Hunters View Safety Committee vs. SFHA; Bich Lang Le, et.al. vs. SFHA; Williams/Hansen vs. SFHA*; 2) Lempres & Wulfsberg to represent the SFHA in the matters of *SFHA vs. ED2; Ultrex Corporation vs. SFHA*; and 3) Littler, Mendelson, Fastiff, Tichy & Mathiason to represent the SFHA in various personnel matters; and

WHEREAS, the SFHA requires additional legal assistance to adequately defend its interest in these cases; and

WHEREAS, said firms have been determined to be qualified to represent SFHA in said litigation and legal matters and were selected through a competitive procurement process; and

WHEREAS, SFHA has entered into litigation contracts with these firms; and

WHEREAS, the various matters that have been assigned to these firms were not concluded during the previous fiscal year; and

WHEREAS, the contracts need to be funded for this fiscal year to allow the firms to conclude the various matters; and

WHEREAS, funding for services described herein is available as part of the SFHA's operating budget for the 1994-95 fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to establish budgets and provide funding for legal services with outside counsel with the following law firms of Lafayette, Kumagai & Clarke; Lempres & Wulfsberg and Littler, Mendelson, Fastiff, Tichy & Mathiason for a total amount not to exceed $175,000.00.

2. This Resolution is to become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel
November 10, 1994

Vice President Carpeneti moved to adopt Resolution No. 4379 and Commissioner Redd seconded the motion. Discussion followed. Commissioner Allen wanted clarification of legal fees paid. Commissioner Huggins objected to the prevalent use of outside counsel when SFHA had a top-notch legal staff, and said that perhaps the Legal Department needs to be re-vamped. Secretary Floresca noted that given the volume of lawsuits against SFHA and the requisite law specialties of certain cases, it may be very difficult for SFHA staff to handle all cases. Vice President Carpeneti said that whether the Legal Department was operating at optimum is another question while the issue at hand is payment for services rendered by outside counsel. The amount charged appears to be a lot, but given that the bill is for representation of six separate cases, and, so, is probably a usual and customary charge, Mr. Carpeneti said, and recommended passage of the Resolution. The question was call and a vote taken:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT:	Larry K. Lee, Commissioner

Resolution No. 4379 was UNANIMOUSLY ADOPTED.

(g) Resolution No. 4380

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR LEGAL SERVICES PROVIDED BY LITTLER, MENDELSON, FASTIFF & TICHY IN THE AMOUNT OF $15,258.79 TO CLOSE OUT PURCHASE ORDER NO. 45199 FOR THE 1993-94 FISCAL YEAR.

WHEREAS, the Health and Safety code, Section 34279 authorizes the Housing Authority of the City and County of San Francisco ("SFHA") to employ its own counsel and legal staff; and

WHEREAS, there were several legal matters pending in the City and County of San Francisco involving the SFHA; and

WHEREAS, the SFHA required additional legal assistance to adequately defend its interest in these cases; and

WHEREAS, through the competitive solicitation process (RFQ #034-93), the firm of Littler, Mendelson,

Fastiff & Tichy was selected to represent the Agency on various personnel and labor matters on an as needed basis; and

WHEREAS, the various matters that have been assigned to this firm are ongoing, however, the work was performed during the previous fiscal year and the funds have been exhausted; and

WHEREAS, an additional $15,258.79 is needed to pay for those services, and to close out the P.O. No. 45199 for the 1993-94 fiscal year:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance for legal services provided by Littler, Mendelson, Fastiff & Tichy in the amount of $15,258.79 to close out P.O. No. 45199 for the 1993-94 fiscal year.

2. This Resolution is to become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
November 10, 1994
Date

Commissioner Palega moved to adopt Resolution No. 4380 and Commissioner Redd seconded the motion. Commissioner Allen asked for breakdown of the fees charged and Counsel Chavis answered her question and agreed to provide a report. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None
ABSENT:	Larry K. Lee, Commissioner

Resolution No. 4380 was UNANIMOUSLY ADOPTED.

(h) Resolution No. 4381

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH COMPETENT BUILDERS, INC. FOR THE REMOVAL AND INSTALLATION OF HEATING SYSTEM AT DEVELOPMENT CAL 1-1, HOLLY COURTS, IN THE AMOUNT OF $519,000.00

WHEREAS, on September 19, 1994, the Authority advertised for bids for the Removal and Installation of Heating System at CAL 1-1, Holly Courts housing developments; and

WHEREAS, on October 6, 1994, four (4) bids were received as follows:

	Bidder	Bid Amount
1.	Competent Builders, Inc.	$519,000.00
2.	Western-Allied Service Co.	$535,985.00
3.	Allied Heating & Air Conditioning Co.	$804,655.00
4.	N.V. Heathorn, Inc.	$907,628.00

WHEREAS, the Authority has evaluated the low bid and determined that Competent Builders, Inc. bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CIAP-918 and CGP 1992.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Competent Builders, Inc. in the amount of $519,000.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel
November 10, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4381 and Commissioner Huggins seconded the motion. Commissioner Huggins asked who would be monitoring the program. Barbara Smith, Director of Housing Development, said that SFHA's Modernization Department would monitor compliance with contractual agreements. Vice President Carpeneti noted that the resolution had just been amended to provide for the hiring of four residents instead of one. Commissioner Palega noted that the residents would be hired and trained as only as laborers, a vacuous proposition. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner
NAYS:	Sululagi Palega, Sr., Commissioner
ABSENT:	Larry K. Lee, Commissioner

Resolution No. 4381 was PASSED by a majority vote.

(i) Resolution No. 4382

RESOLUTION AUTHORIZING AN OFFICIAL ACT BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO TO TERMINATE THE REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS AND TO ENTER INTO A NEW REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS FOR THE PROJECT COMMONLY KNOWN AS POTRERO COURT APARTMENTS

WHEREAS, the Housing Authority of the City and County of San Francisco ("Authority") did, on December 1, 1985, issue $13,000,000 in Multifamily Housing Revenue Bonds ("Bonds") for the purpose of making a loan to Grosvenor Potrero Associates ("Original Developer") to construct 132 units of rental housing at 2222 - 24th Street, now commonly known as the Potrero Court Apartments ("Project"); and

WHEREAS, the Project is now owned by Potrero Court Partners, L.P., a California limited partnership ("Owner"); and

WHEREAS, on June 1, 1993, the Bond loan was repaid and all of the outstanding bonds were redeemed. and

WHEREAS, by its terms, the Project remains subject to the requirements of that certain Regulatory Agreement by and between the Authority, Developer, and Bank of America as successor Bond Trustee dated as of December 1, 1985 ("Regulatory Agreement"); and

WHEREAS, under the terms of that certain Assumption Agreement by and between California Federal Bank and the Owner dated as of July 29, 1993 ("Assumption Agreement"), Owner has assumed the obligations of Developer under the Regulatory Agreement; and

WHEREAS, the Regulatory Agreement, among other things, requires the Owner to maintain the Project as rental housing for a period of ten years ending December 1, 1998 (the "Compliance Period"), and to rent twenty percent (20%) of the units to lower income households at specified rents for the Compliance Period; and

WHEREAS, the Regulatory Agreement provides that its requirements may be modified or waived by the Authority only upon receipt of an opinion by Bond Counsel that the waiver of such provision will not affect the tax exemption of interest on the Bonds; and

WHEREAS, Owner now desires to sell the units in the Project to their occupants or other buyers to effect the conversion of the Project to condominiums prior to the end of the Compliance Period; and

WHEREAS, Owner is proposing to seek an opinion of Bond Counsel that the termination of the Regulatory Agreement would not affect the tax exemption of interest on the Bonds ("Opinion"); and

WHEREAS, Owner is further proposing to enter into a new regulatory agreement with the Authority ("New Regulatory Agreement") under which, among other terms, existing lower income tenants would be able to remain in the Project at regulated rents until the end of the Compliance Period, and tenants aged 62 and over (whether or not lower income) would have a right to lifetime leases at regulated rents; and

WHEREAS, the Mayor's Office of Housing of the City and County of San Francisco as Administrator of the Bonds ("Administrator") recommends that the Authority agree to terminate the Regulatory Agreement and enter into the New Regulatory Agreement in the event that Bond Counsel can provide the Opinion; and

WHEREAS, Administrator is willing to continue to act as Administrator under the New Regulatory Agreement at no cost to the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director of the Authority is hereby authorized, upon receipt of an opinion of Bond Counsel that termination of the Regulatory Agreement will not affect the tax exemption of interest on the Bonds, to enter into both of the following agreements simultaneously (but not one without the other):

   a) A Termination of Regulatory Agreement and Declaration of Restrictive Covenants in substantially the form presented to the Commissioners, copies of which are on file with the Executive Director and incorporated into this Resolution by reference ("Termination Agreement"); and

   b) A Regulatory Agreement and Declaration of Restrictive Covenants in substantially the form presented to the Commissioners, copies of which are on file with the Executive Director and

incorporated into this Resolution by reference ("New Regulatory Agreement").

2. The Executive Director is hereby authorized to make such additions or changes to the Termination Agreement or New Regulatory Agreement which hereafter become necessary or desirable in the interest of the Authority or are deemed necessary in the opinion of Bond Counsel, and which do not, in the opinion of counsel to the Authority, substantially alter the terms of the Termination Agreement or New Regulatory Agreement.

3. Upon execution of the Termination Agreement and the New Regulatory Agreement, the Administrator shall cause them to be recorded in the Official Records of the City and County of San Francisco.

4. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel
November 10, 1994
Date

Vice President Carpeneti moved to adopt Resolution No. 4382 and Commissioner Palega seconded the motion. Commissioner Allen asked for clarification of the reason for the proposal. President Meskunas and Joe LaTorre,Mayor's Office of Housing, explained why SFHA was asked to terminate the old Regulatory Agreement and enter into a new one. The question was called and the vote taken:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Karen Huggins, Commissioner Hadie Redd, Commissioner Sululagi Palega, Sr., Commissioner
ABSTAIN:	Jan Allen, Commissioner
ABSENT:	Larry K. Lee, Commissioner

(j) Resolution No. 4384

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WARREN ASBESTOS ABATEMENT CONTRACTOR, INC. FOR THE LEAD AND ASBESTOS ABATEMENT AT DEVELOPMENT CAL 1-1, HOLLY COURTS IN THE AMOUNT OF $180,000.00

WHEREAS, on September 19, 1994, the Authority advertised for bids for the Removal and Installation Heating System at CAL 1-1, Holly Courts housing developments; and

WHEREAS, on October 6, 1994, five (5) bids were received as follows:

	Bidder	Bid Amount
1.	Warren Asbestos Abatement Contractor Inc.	$180,000.00
2.	Paradigm Environmental	$226,150.00
3.	Western Roofing Service	$248,751.00
4.	National Surface Cleaning Inc.	$372,290.00
5.	Synergy Environmental Inc.	$392,245.00

WHEREAS, the Authority has evaluated the low bid and determined that Warren Asbestos Abatement Contractor Inc. bid is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the Comprehensive Grant Program 1992.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Warren Asbestos Abatement Contractor Inc. in the amount of $180,000.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel
November 10, 1994
Date

Commissioner Palega moved to table Resolution No. 4382 and Commissioner Huggins seconded the motion. The Commission voted unanimously to table this resolution and the meeting continued in sequential fashion.

After the vote on Resolution No. 4383 was taken, Vice President moved to revisit Resolution (j) and Commissioner Huggins seconded the motion. Discussion ensued. President Meskunas noted that a number, nine, residents would be trained in asbesto abatement under terms of agreement. The vote on the motion to re-visit the tabled resolution was taken:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner

Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT: Larry K. Lee, Commissioner

Vice President Carpeneti then moved to adopt Resolution No. 4384 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT: Larry K. Lee, Commissioner

Resolution No. 4384 was UNANIMOUSLY ADOPTED.

(k) Resolution No. 4383

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ENVIRONMENTAL SCIENCE AND ENGINEERING, INC. TO ASSIST THE HOUSING AUTHORITY IN DEVELOPING, IMPLEMENTING AND OVERSEEING THE CORRECTIVE ACTIONS FOR LEAD-BASED PAINT HAZARDS IN ALL FAMILY DEVELOPMENTS CONSTRUCTED BEFORE 1978, FOR AN AMOUNT NOT-TO-EXCEED $118,324.00

WHEREAS, Housing and Urban Development (HUD) requires the complete abatement of LBP in all family developments;

WHEREAS, this work will take several years to complete and the presence of deteriorated lead-based paint (LBP) coated components and lead containing dust in window wells presents a potential hazard to families; and

WHEREAS, HUD and HARRG mandate that the Authority implement corrective actions to eliminate lead dust and deteriorated LBP coated components at all family developments constructed before 1978; and

WHEREAS, the corrective actions are for the clean-up of interior window areas containing high lead dust levels and the stabilization of deteriorated interior window LBP in all family developments; and

WHEREAS, the Authority recognizes the need for a consulting services to develop, implement and oversee the corrective actions needed to protect residents and to satisfy regulatory and insurance requirements; and

WHEREAS, the Authority advertised for proposals for to develop a list of qualified Lead Hazards Consultants. The proposals submitted were review by staff and Environmental Science and Engineering, Inc. was judged to be the best qualified consultant; and

WHEREAS, they have been identified as the respondent who can provide the required services in a manner that is most advantageous to the Authority, cost and other factors considered. Also, ESE has devoted 28% of the project budget to resident employment.

WHEREAS, Environmental Science and Engineering, Inc. (ESE) has proposed a fee not-to-exceed $118,324.00 to complete this effort; and

WHEREAS, this fee is reasonable for the work involved and is within the funding available in the 1994 Comprehensive Grant Program budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract for said work with Environmental Science and Engineering, Inc. for an amount not-to-exceed $ 118,324.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel
November 10, 1994
Date

Commissioner Palega moved to adopt Resolution No. 4383 and Vice President Carpeneti seconded the motion. Discussion ensued about the contractor's training of residents. Barbara Smith clarified the specifics of the proposal. Counsel Chavis spoke about insurance coverage. Commissioner Allen noted that lead abatement is needed at Senior/Disabled sites, too. Ms. Smith replied that while those sites must also be cleaned up, HUD regulations have mandated immediate abatement of family developments. Senior/Disabled developments will be abated later in turn. The question was called and the vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

ABSENT: Larry K. Lee, Commissioner

Resolution No. 4383 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Theresa Coleman, Westbrook
Sara Owens, Hunter's View
Vera Kennedy, Hunter's View
Lewis Smith, 350 Ellis Street
Jewell Green, Hunter's View
Jacqueline Laurent
Shirley Dorton, Sunnydale
Gregory Richardson
Ace Washington
Angela Allen
Sabrina Barnes
Rena Green
Casetta Yokley
John G. Marshall, Gardens by Marsetti
Malik Rahim
Zwazzi Sowo, Western Addition Family Hope Center
John Patton, Western Addition Family Hope Center

13. EXECUTIVE SESSION:

President Meskunas adjourned the Commission meeting to Executive Session at 8:46 p.m. to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

President Meskunas reconvened the meeting at 9:52 p.m. No action was taken on matters discussed.

15. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of November 10, 1994 adjourned at 9:53 p.m. by consensus. The next regular meeting has been scheduled for November 28, 1994 at 440 Turk Street.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

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November 18, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Monday, November 28, 1994 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to confer with Legal Counsel on anticipated litigation that resulted from reorganization of the San Francisco Housing Authority. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b) for one potential case.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON MONDAY, NOVEMBER 28, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Monday, November 28, 1994

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a)	Resolution	-	Authorizing the Executive Director to seek bids for private security for SFHA senior buildings and upon receipt and approval of the lowest responsible bidder the Executive Director shall be authorized to terminate the contract with Service Employees Union Local 14 with respect to security guards assigned to senior buildings
(b)	Resolution	-	This Resolution has been withdrawn for further consideration
(c)	Resolution	-	Authorizing travel to Washington, D.C. December 6 through 8, 1994 for the purpose of attending the Department of Housing and Urban Development's 1994 Performance Awards Program
(d)	Resolution	-	Authorizing the Executive Director to negotiate a contract for architectural master planning services with the firm of Fisher Friedman & Miller Simmons for Potrero Hill Terrace & Annex
(e)	Resolution	-	Authorizing payment of membership dues to the Council of Large Public Housing Authorities (CLPHA) for the Fiscal Year 1994-95 in the amount of $15,435.00
(f)	Resolution	-	Authorizing the Executive Director to execute a purchase order for the procurement of lead-based paint abatement materials and equipment from Safety Environmental Control, Inc., in an amount not to exceed $152,000.00
(g)	Resolution	-	Authorizing the Executive Director to negotiate and enter into contracts with Blue Print Services Co., Inc. and Ford Graphics for reprographic services in an amount not to exceed $50.000.00

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

The Commission will meet in closed session to confer with Legal Counsel on anticipated litigation that resulted from reorganization of the San Francisco Housing Authority. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b) for one potential case.

14. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Monday, November 28, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Monday, November 28, 1994 at 4:14 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Debrenia F. Madison, Assistant Legal Counsel

2. APPROVAL OF AGENDA:

President Meskunas amended Resolution (c) to show travel dates to be December 9 through 14, 1994, instead of December 6 through 8, 1994. Vice President Carpeneti moved to adopt the Amended Agenda and Commissioner Redd seconded the motion. The Amended Agenda was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

President Meskunas moved to correct the Minutes of the meeting held on November 10, 1994, noting that on page eighteen a UNANIMOUS vote to table Resolution (j) was recorded when, in fact, President Meskunas had registered a NAY vote. Also, the Minutes showed that Executive Session ended at 9:52 p.m., but, in fact, Executive

Session concluded at 10:25 p.m.. Lastly, the Executive Director's Quarterly Report was discussed, said President Meskunas. Vice President Carpeneti moved to approve the Minutes as Amended and Commissioner Redd seconded the motion. The Amended Minutes were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Huggins announced several community meetings and events of the Potrero Hill resident organization.

Commissioner Allen read a letter from the Hunter's View Resident Management Council regarding the Family Hope Center, and her response in return. The Commissioner also addressed her concern about Commission meetings being held away from the 440 Turk Street site, and that this could possibly prevent the residents from commenting on the new lease. Discussion ensued with staff noting that the proposed lease hasn't yet been promulgated, even.

President Meskunas announced that SFHA's voluntary compliance agreement and audit findings were returned from the HUD field office because more work is required on the two reports.

5. REPORT OF SECRETARY:

Secretary Floresca gave the following report:

"The recent national elections will have some sweeping effects on public housing. It is almost certain that there will be deep funding cuts and tight restrictions on future spending.

It is quite clear that the San Francisco Housing Authority will need to streamline it's operations even further. By December 31, we will have a Federal-State Plan to submit to Mayor Frank Jordan. We will also have an Improvement Plan due to HUD. Both plans will clearly state the priorities of the SFHA for 1995-6."

6. COMMITTEE REPORT:

Commissioner Redd reported that the Health and Safety Committee met on November 22, 1994 and discussed the issue of Senior/Disabled safety. Some seniors testified about the poor performance of some of the security guards, their lack of proper training. The committee agreed on recommending to the full Commission the termination of the contract agreement with Local 14, Commissioner Redd added. Furthermore, Mr. Felipe M. Floresca had written to SFPD's Chief of Police requesting more patrols for the Senior/Disabled developments, the Commissioner said. Commissioner Huggins then reported that Mr. Tyner, a broker, gave a presentation on lead-based paint abatement

programs, available liability insurance and presented a draft policy.

Commissioner Lee requested clarification of two Resolutions recently passed at the November 10, 1994 Commission meeting which concerned resident hiring and training by Competent Builders and Warren Asbestos Abatement at Holly Court development. Barbara Smith, Director of Housing Development, answered the Commissioner's questions.

Commissioner Lee asked Mike Meadows, Director of Maintenance, to give a progress report of the Maintenance Working Group. Mr. Meadows said that no meeting was held on November 28, 1994 because of the Commission meeting and summarized what the Group had recently achieved.

President Meskunas reported on the Finance Committee which met and reviewed forthcoming Resolutions for the December 8, 1994 meeting. The Committee will be recommending approval of the resolutions at that meeting, and the 1993-94 Operating Budget was under-budget, the Commissioner said.

7. REPORT OF COUNSEL:

Ms. Debrenia Madison stated that Counsel had no new legal report.

8. TENANT REPRESENTATIVE REPORT:

There were no reports by PHTA or Senior/Disabled Citywide Council.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Jeri Maxwell, Valencia Gardens
Virginia French, 1855 15th Street
Mark Adamek, 431 31st Avenue
Helen Craddock, 1750 McAllister
Mary Harriman, 430 Turk
Gregory Lim, Local 14
Dorothy Robinson
Thyra Allen
Doretta Stewart, Valencia Gardens

Marie Alexander
John Koontz, 430 Turk
Ron Ivory, 25 Sanchez
Edith West, Mission Terrace, 255 Dorland
Yvonne Morrow, 430 Turk
Jerry Abrams, Mission Dolores
Brownie Mary, 25 Sanchez
Bessie Crockett, Valencia Gardens
Shiao Feng, 666 Ellis Street
Waymond Nichols, Potrero Annex

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SEEK BIDS FOR PRIVATE SECURITY FOR SFHA SENIOR BUILDINGS AND UPON RECEIPT AND APPROVAL OF THE LOWEST RESPONSIBLE BIDDER THE EXECUTIVE DIRECTOR SHALL BE AUTHORIZED TO TERMINATE THE CONTRACT WITH SERVICE EMPLOYEES UNION LOCAL 14 WITH RESPECT TO SECURITY GUARDS ASSIGNED TO SENIOR BUILDINGS

WHEREAS, on January 21,1993 the Housing Authority of the City and County of San Francisco (SFHA) entered into a Memorandum of Understanding (MOU) with Service Employees Local 14 in order to provide security to SFHA's senior developments; and

WHEREAS, the SFHA Commission and staff have received numerous complaints regarding the poor quality of security service provided at senior developments; and

WHEREAS, the SFHA is dissatisfied with the service provided by Local 14 and wishes to explore alternative security vendors; and

WHEREAS, the Commission wishes to improve the quality of life at Senior developments

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to seek bids from security firms to provide security service to SFHA Senior Developments.

2. Following approval of the lowest responsible bidder, the Executive Director shall

2. Following approval of the lowest responsible bidder, the Executive Director shall be authorized to utilize the seven day cancellation clause in the MOU with Service Employees Union Local 14 and cancel said agreement.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/ Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

November 28, 1994
Date

Vice President Carpeneti moved to place the resolution before the Commission and Commissioner Huggins seconded the motion. Commissioner Palega then moved to table the resolution and Commissioner Allen seconded the motion. President Meskunas then called for a roll call vote:

AYES:	Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	Barbara R. Meskunas, President Richard Carpeneti, Vice President

The motion to table Resolution (a) was passed by MAJORITY VOTE.

Discussion continued and it was agreed that Michael Porter, SFHA's Security Superintendent, and Gregory Lim, President of SEIU, Local 14 would meet and confer to resolve issues about the MOU between SFHA and Local 14. Several Commissioners asked to be present at the meeting. President Meskunas requested that the matter be placed on the December 8, 1994 Commission meeting, and staff present a report of meeting results.

Commissioner Lee inquired about the status of a previously-passed resolution about Resident Assistants. Secretary Floresca said that the security needs survey hasn't yet been completed, and that the two matters should be independent of the other.

Vice President Carpeneti noted that the Health and Safety Committee had met and recommended passage of this resolution, and given the immediate need for better Senior/Disabled security, time was of the essence.

Commissioner Huggins requested a report about training of the Security Guards by SFHA and Local 14, and suggested cut back on the Security Guard positions and then filling the proposed Housing Assistant positions with those currently employed as Security Guards.

Commissioner Palega suggested that if no resolution on this matter is reached by December 8, 1994, the Commission should then cancel the agreement.

Commissioner Redd stated his concern with proper training of the Security Guards.

(b) (Resolution was withdrawn before commencement of the Commission meeting)

(c) Resolution No. 4385

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. DECEMBER 6 THROUGH 8, 1994 FOR THE PURPOSE OF ATTENDING THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S 1994 PERFORMANCE AWARDS PROGRAM

WHEREAS, the San Francisco Housing Authority (SFHA) has been selected to receive an award in recognition of its removal from the Department of Housing and Urban Development's (HUD) troubled designation list; and

WHEREAS, HUD will be holding this 1994 Performance Awards Program on December 9, 1994 in Washington, D.C.; and

WHEREAS, the Executive Director has been invited to attend this ceremony with one representative from the SFHA; and

WHEREAS, the Authority deems that the attendance of the Executive Director, Felipe M. Floresca and Commissioner Barbara R. Meskunas is essential to the conduct of its low rent operations; and

WHEREAS, Felipe M. Floresca and Barbara R. Meskunas will also be attending meetings on December 6, 7 and 8, 1994 with HUD, other Federal and Congressional representatives; and

WHEREAS, these consultations will include matters of interest and relevancy to the programs of the SFHA; and

WHEREAS, the Authority deems that the attendance of the Executive Director, Felipe M.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Felipe M. Floresca and Barbara R. Meskunas be authorized to travel to Washington, D.C. for the purpose of attending the aforementioned awards ceremony and consultations at HUD.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

November 28, 1994
Date

Vice President Carpeneti moved to adopt Resolution No. 4385 and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4385 was UNANIMOUSLY PASSED.

d) Resolution No. 4386

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A CONTRACT FOR ARCHITECTURAL MASTER PLANNING SERVICES WITH THE FIRM OF FISHER FRIEDMAN & MILLER SIMMONS FOR POTRERO HILL TERRACE & ANNEX

WHEREAS, the San Francisco Housing Authority (Authority) solicited proposals from experienced architects and engineering consultants for the purpose of providing architectural master planning for Potrero Hill Terrace & Annex; and

WHEREAS, the evaluation, team consisting of Potrero Hill residents and Authority staff, determined that the architectural/engineering team of Fisher Friedman & Miller Simmons to be the most qualified respondent through both the RFP and the interview process; and

WHEREAS, the Authority must enter into contract negotiation with Fisher Friedman & Miller Simmons in order to establish the scope of work, fees, and specify the obligations of the architectural team, in accordance with all federal, state, and local regulations, and as requested by the HOPE 1 Planning Grant; and

WHEREAS, the negotiated contract will be presented to the Commission for approval and authorization for execution by the Executive Director at a later date.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Executive Director is authorized to enter into contract negotiations with the architectural firm of Fisher Friedman & Miller Simmons.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

November 28, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4386 and Commissioner Palega seconded the motion. The vote was:

AYES:
Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4386 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION AUTHORIZING PAYMENT OF MEMBERSHIP DUES TO THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) FOR THE FISCAL YEAR 1994-95 IN THE AMOUNT OF $15,435.00

WHEREAS, there exists an association known as the Council of Large Public Housing Authorities (CLPHA); and

WHEREAS, CLPHA provides valuable benefits and services to its membership of large public housing authorities; and

WHEREAS, the Housing Authority of the City and County of San Francisco is considered to be a large public housing authority; and

WHEREAS, the Authority wishes to avail itself of the benefits available to it by virtue of membership in CLPHA;

WHEREAS, funding is available from the 1994-95 Operating Budget and Section 8 Administrative Fees;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Membership in CLPHA be renewed for Fiscal Year 1994-95.

2. The Executive Director is authorized to pay CLPHA dues in the amount of $15,435.00.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine Chavis
Legal Counsel

November 28, 1994
Date

Vice President Carpeneti moved to put the matter before the Commission, and Commissioner Huggins seconded the motion. Commissioner Lee then asked Secretary Floresca for his recommendations on the matter. Secretary Floresca stated that he believed that the fees were too high, and that he did not personally use CLPHA's services. Discussion continued about the

high fees and the contrary philosophy of CLPHA and SFHA. Commissioner Huggins then called for the question and the vote was:

AYES:	None
NAYS:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner

Resolution (e) was UNANIMOUSLY DEFEATED.

(f) Resolution No. 4387

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF LEAD-BASED PAINT ABATEMENT MATERIALS AND EQUIPMENT FROM SAFETY ENVIRONMENTAL CONTROL, INC., IN AN AMOUNT NOT TO EXCEED $152,000.00

WHEREAS, the Authority solicited bids, in full and open competition, for lead-based paint materials and equipment to be used by the Force Account Department for the removal of lead-based paint; and

WHEREAS, bids were received from Safety Environmental Control, Inc., Abatix Environmental Corp, and Inline Distributing Company, in a timely and acceptable manner; and

WHEREAS, Safety Environmental Control, Inc., is the lowest, responsive, responsible bidder that can provide the required materials and equipment in accordance with the Invitation to Bid; and

WHEREAS, the funding for the services described herein is available as part of the Authority's operating budget and Comprehensive Grant Fundings.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Safety Environmental Control, Inc. in an amount not to exceed $152,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

November 28, 1994
Date

Commissioner Huggins moved to adopt Resolution No. 4387 and Commissioner Lee seconded the motion. Discussion ensued. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner Sululagi Palega, Sr., Commissioner
NAYS:	None

Resolution No. 4387 was UNANIMOUSLY ADOPTED.

(g) Resolution No. 4388

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO CONTRACTS WITH BLUE PRINT SERVICES CO., INC. AND FORD GRAPHICS FOR REPROGRAPHIC SERVICES IN AN AMOUNT NOT TO EXCEED $50,000.00

WHEREAS, the Authority solicited Request for Proposals, in full and open competition, for reprographic services to be used by the Modernization Department; and

WHEREAS, proposals were received from Blue Print Services Co., Inc., Ford Graphics and Walker Reprographics in a timely and acceptable manner; and

WHEREAS, the Authority selected Blue Print Services and Ford Graphics as the respondents that can provide the required services in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, the funding for the services described herein is available as part of the Authority's

operating budget and grant funding for Fiscal Year 1994-1995.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into contracts with Blue Print Services and Ford Graphics in an amount not to exceed $50,000.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

November 28, 1994
Date

Commissioner Redd moved to adopt Resolution No. 4388 and Commissioner Palega seconded the motion. Commissioner Huggins asked about particulars of the bidding process and discussion ensued. The vote was called and taken:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

Resolution No. 4388 was UNANIMOUSLY ADOPTED.

(Commissioner Allen excused herself from the meeting at 6:40 p.m.)

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Jeri Maxwell, Valencia Gardens
Ofelia Vallejo, 25 Sanchez Street
Jacqueline Martin, Hayes Valley South
Robert Brundige, McCutchen, Doyle, Brown & Enersen

Tina Cobb, North Beach
Mary Jones, Westside Courts
Rosemary Ban, Plaza East
Malik Rahim
Zwazzi Sowo

13. EXECUTIVE SESSION:

President Meskunas adjourned the Commission meeting to Executive Session at 7:36 p.m. to discuss with Legal Counsel anticipated litigation that resulted from re-organization of the San Francisco Housing Authority. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b) for one potential case.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

President Meskunas reconvened the meeting at 8:05 p.m. A settlement agreement on anticipated litigation was reached.

15. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of November 28, 1994 adjourned at 8:08 p.m. by consensus. The next regular meeting has been scheduled for December 08, 1994 at 440 Turk Street.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

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December 02, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, December 08, 1994 at 440 Turk Street, San Francisco, California.

During the Regular meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, DECEMBER 8, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, December 8, 1994

440 Turk Street
San Francisco, CA 94102

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1. ROLL CALL:

   Barbara R. Meskunas, President
   Richard Carpeneti, Vice President
   Jan Allen, Commissioner
   Karen Huggins, Commissioner
   Hadie Redd, Commissioner
   Larry K. Lee, Commissioner
   Sululagi Palega, Sr., Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. PUBLIC COMMENT ON AGENDA ITEMS:

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

(a) Resolution (tabled 11/28/94) - Authorizing the Executive Director to seek bids for private security for SFHA senior buildings and upon receipt and approval of the lowest responsible bidder the Executive Director shall be authorized to terminate the contract with Service Employees Union Local 14 with respect to security guards assigned to senior buildings

11. NEW BUSINESS:

(a) Resolution - Approving the Certifications for Performance Indicators under the Public Housing Management Assessment Program (PHMAP)

(b) Resolution - Authorizing the Executive Director to negotiate a contract for architectural services with the firm of Hardison, Komatsu, Ivelich & Tucker at Bernal Dwellings for HOPE VI reconstruction of Bernal Dwellings

(c) Resolution - Authorizing the Executive Director to enter into a Memorandum of Understanding with the Council of Resident Management Corporations of San Francisco, Inc., (CORMC) to set forth guidelines for the professional relationship between the San Francisco Housing Authority and CORMC

(d) Resolution - Authorizing the Executive Director to enter into a contract with Olivia Chen Consultants, Inc., to provide engineering services to investigate and evaluate the sewer system and to prepare construction documents and provide contract administration for sewer repairs at Development CAL 1-18(3), Hunter's View, in the amount of $68,103.00

(e) Resolution - Authorizing the Executive Director to establish a risk control policy statement

(f) Resolution - Authorizing the Executive Director to amend the San Francisco Housing Authority's contribution under the Public Employees' Medical and Hospital Care Act

(g) Resolution - Authorizing the allocation of expenditures associated with the contract between the San Francisco Housing Authority and Creative Computer Solutions, Inc. to the Section 8 Housing Assistance Payment Program in an amount not to exceed $150,000.00

(h) Resolution - Authorizing the allocation of expenditures associated with the contract between the San Francisco Housing Authority and Creative Computer Solutions, Inc., to the funding in settlement of San Francisco Housing Authority v Automation Research Systems, Inc. in an amount not to exceed $190,000.00

(i) Resolution - Authorizing the payment of Novadyne Computer Systems, Inc., in an amount not to exceed $31,320.00 for the provision of computer maintenance services for Fiscal Year 1994-1995

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

The Commission will adjourn to Executive Sessionn to discuss employment and performance evaluation factors, pursuant to Government Code Section 54957.

14. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

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Minutes of Regular Meeting Held:
Thursday, December 8, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, December 8, 1994 at 4:23 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT:
Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Secretary/Executive Director
Geraldine L. Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

President Meskunas asked that the Executive Session be held at about 5:00 p.m. to ensure the presence of all Commissioners. Vice President Carpeneti moved to amend the Agenda and Commissioner Redd seconded the motion. The Amended Agenda was UNANIMOUSLY APPROVED. Secretary Floresca requested that he be allowed to make a statement and amend the agenda in the event Resolution (a), Unfinished Business, failed to pass, and President Meskunas so noted.

3. APPROVAL OF MINUTES:

President Meskunas noted that the Minutes of Novembver 28, 1994, page three, paragraph three, the years referenced are 1993-94, but in fact should be the 1994-95

Operating Budget year. Commissioner Huggins moved to approve the Minutes as Amended and Commissioner Redd seconded the motion. The Amended Minutes were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Huggins made several community announcements, and announced the Potrero Hill Infant Daycare Grand Opening.

President Meskunas read a letter from Mayor Frank Jordan: "Dear President Meskunas, I am writing to urge you to take decisive action at your December 8 meeting to resolve the issue of inadequate security in our Senior/Disabled buildings. The safety and well-being of our seniors is a top priority in my administration. We can all agree that the residents of our twenty-two senior/disabled buildings have lived too long with inadequate security. Our goal must be to give these residents security around the clock and to provide them with guards that are responsible and respectful. We must make every effort to provide this within the Housing Authority's existing budget constraints. I do know that however you choose to vote on December 8 on the issue of the Housing Authority's contract with Local 14, you will keep these goals in mind. The Seniors have made their concerns well-known both in my office and at your Commission meetings. I trust that you will act decisively to address those concerns. Thank you for your consideration. Frank M. Jordan, Mayor."

President Meskunas reported on an earlier meeting with HUD on the Voluntary Agreement, Occupancy Agreement and other issues, and urged that compliance be made a priority of the Commission through staff and that all deadlines and requirements are met.

Commissioner Palega gave a report of a meeting with SEIU Local 14, SFHA staff, Commissioners Lee, Allen and himself. The Commissioner spoke of the objectives and compromises reached by the group. The Commissioner outlined some responsibilities and duties, and by whom. The proposal is that Local 14 will not be involved in supervision, hiring/firing of guards. Instead, the guards will report to Michael Porter, SFHA Security Superintendent. Lastly, security guard job descriptions will be reviewed, said the Commissioner who urged Commission support of Resolution (a), Unfinished Business, as amended.

Commissioner Redd said that he recognized the great need for better safety of seniors and disabled. If Local 14 or SFHA had any written instructions to the security guards of their responsibilities and duties, the Commissioner wanted to see a copy.

Commissioner Allen said that her concern is with the issue of Resident Custodians' lack of training, job descriptions, and about the re-instatement of Resident Assistants.

Vice President Carpeneti stated that senior/disabled security is his first concern, and although he feels badly for the people who would be without jobs if the guard positions were eliminated, this is a secondary matter. The Commissioner commented on the proposal which calls for the Security Superintendent to have sole responsibility for administering, coordinating recruitment; the selection, placement, training and transfer scheduling of all security personnel. The Commissioner questioned the feasibility of the work being done by a single individual, and the time for implementation when the immediate need for security won't abate. Vice President Carpeneti that a decision should be rendered on Resolution (a) at the meeting.

Commissioner Huggins said that she investigated the situation at various senior/disabled sites and concluded that a custodian union should not manage security because of the lack of true capacity, and that the seniors deserve a viable security company, and Housing Assistants. The Commissioner suggested that the security issue be sent out to bid, and that the RFP should require that sixty percent of hires have prior experience as security guards. This would ensure employment of guards now employed. Also, the RFP should stipulate that public residents have priority hire. Furthermore, the SFPD should be involved in training of already-trained guards; then, when the custodial contract comes up for bid, it should be sent back out to re-instate the Housing Assistants, said the Commissioner, adding that in the meantime, currently-employed guards should conscientiously do their jobs. Lastly, Commissioner Huggins reported on a meeting with Supervisor Willie Kennedy and Hayes Valley North and South residents to resolve some differences.

5. REPORT OF SECRETARY:

Secretary Floresca read the following report:

"The SFHA is, as you know, a border-line troubled agency with several deficiencies in the way we operate. In 1994 there has been a major attempt to re-organize and fix some of the basic things that just don't work . Before you today you have Resolution (a) under New Business which asks the Commission to approve the certification for performance indicators under the Public Housing Management Assessment Program, known as PHMAP. To all of us here, PHMAP is a report card to HUD and it assesses how we are doing in terms of performance. There have been improvements made in 1994, but it is definitely not enough. If we are going to be true to ourselves we must realize that there is a long road ahead. I am asking the Commission, HUD staff and resident representatives to be part of a recovery team effort to make sure that we improve. I will be travelling to Washington D.C. with the Commission President right after this commission meeting. Tomorrow we will be receiving a 1994 performance award from HUD in Washington D.C. for getting off the Troubled Public Housing list and for some signs that we will stay off. It is the goal of this agency to ensure that the next time this Agency gets a HUD or other award, it will be for high performance. As I've just mentioned there are things that don't work at the Housing Authority and that need fixing.

I urge the Commission to adopt Resolution (e) through (i). These resolutions address the much needed support for Human Resources and Information Technology. Without clear Personnel policies or data at our fingertips we will continue to lag seriously behind. I also strongly urge the Commission to adopt Resolution (b) which allows the Agency to negotiate with the firm of Hardison, Komatsu, Ivelich & Tucker at Bernal Dwellings. About a month ago we moved forward with the architects at Plaza East. For residents Hope VI means having the opportunity for newly created housing for both Bernal and Plaza East. And, lastly, I support the efforts of Resident Management Corporations or RMCs to embark on a road to self-sufficiency. Resident management translates into resident empowerment. I ask the Commission to endorse Resolution (c) and the newly-formed Council of Resident Management Corporations of San Francisco, known as CORMC. The proposal or memorandum of understanding makes it possible for the Housing Authority and the Council to work towards mutual goals. Lastly, as Madam Chair had mentioned, I was charged with working with staff; sat down with SEIU with staff, had three meetings to work on an improvement plan. What the Commission has before it is the summary of what came out of the three meetings. Commissioners sat at the table, the union and staff sat at the table and this was produced."

6. COMMITTEE REPORT:

President Meskunas said that the Finance Committee at its last meeting on November 22, members had supported Resolutions (a), (g), (h) and (i) on the current Agenda.

Vice President Carpeneti reported that Site and Design Committee met just before the Commission meeting and supported Resolution (b), and by a two to one vote supported Resolution (d). The next meeting will be December 22, 1994.

Commissioner Redd will announce the next meeting of the Health and Safety Committee at a future time.

7. REPORT OF COUNSEL:

Ms. Chavis stated that there was no new matter to report at this time.

13. EXECUTIVE SESSION:

President Meskunas adjourned the Commission meeting to Executive Session at 8:46 p.m. to discuss employment and performance evaluation factors, pursuant to Government Code Section 54957.

14. RECONVENING OF COMMISSION MEETING - OPEN SESSION:

Vice President Carpeneti reconvened the meeting at 6:09 p.m. and reported that no action was taken on matters discussed.

8. TENANT REPRESENTATIVE REPORT:

Juanita Marshall, PHTA, reported that an election will be held on December 21; notices have been sent and a second notice will be mailed the week of December 12, 1994.

Virginia French, President, Citywide Seniors/Disabled Council, announced that the annual holiday luncheon was held on December 6, 1994 at which the recently approved MOU was signed by Mr. Floresca.

(At 6:12 p.m., Commissioner Palega excused himself from the meeting.)

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Virginia French, Citywide Seniors/Disabled Council
Willie F. Carter, Hunter's View
Cora Lee Menefee
Ray Jackson
Paul Aguayo
Sharon Adams, Bernal
(President Meskunas adjourned a recess was called at 6:49 p.m. and re-convened again at 7:04 p.m.)
Thyra Allen
Ron Ivory
Michael R. Wall
Jewell Green, PHTA

10. UNFINISHED BUSINESS:

(a) Resolution No. 4389

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SEEK BIDS FOR PRIVATE SECURITY FOR SFHA SENIOR BUILDINGS AND UPON RECEIPT AND APPROVAL OF THE LOWEST RESPONSIBLE BIDDER THE EXECUTIVE DIRECTOR SHALL BE AUTHORIZED TO TERMINATE THE CONTRACT WITH SERVICE EMPLOYEES UNION LOCAL 14 WITH RESPECT TO SECURITY GUARDS ASSIGNED TO SENIOR BUILDINGS

WHEREAS, on January 21, 1993 the Housing Authority of the City and County of San Francisco (SFHA) entered into a Memorandum of Understanding (MOU) with Service Employees Local 14 in order to provide security to SFHA's senior developments; and

WHEREAS, the SFHA Commission and staff have received numerous complaints regarding the poor quality of security service provided at senior developments; and

WHEREAS, the SFHA is dissatisfied with the service provided by Local 14 and wishes to explore alternative security vendors; and

WHEREAS, the Commission wishes to improve the quality of life at Senior developments

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to seek bids from security firms to provide security service to SFHA Senior Developments.

2. Following approval of the lowest responsible bidder, the Executive Director shall be authorized to utilize the seven day cancellation clause in the MOU with Service Employees Union Local 14 and cancel said agreement.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

December 8, 1994
Date

Commissioner Lee moved to table the resolution and Commissioner Allen seconded the motion. President Meskunas then asked for a roll call vote:

Commissioner Jan Allen, **YES**
Vice President Richard Carpeneti, **NO**
Commissioner Karen Huggins, **NO**
Commissioner Larry K. Lee, **YES**
President Barbara R. Meskunas, **NO**
Commissioner Hadie Redd, **NO**

NOT PRESENT FOR VOTING: Sululagi Palega, Sr., Commissioner

The motion to table was DEFEATED.

Commissioner Huggins moved the Resolution and Vice President Carpeneti seconded the motion. Discussion followed. Commissioner Huggins noted that provisions of the resolution call for currently employed security guards to continue their duties until such time that a bid from the lowest responsible bidder is received; this "lowest responsible bidder" will be required to hire sixty percent of their workforce from existing guards. The Commissioner said that security companies who have already presented tentative proposals are willing to pay the $9.00 hourly wage the guards are now paid.

Commissioner Allen said that the current security guards should be retained and be given better training. Commissioner Lee agreed on the need for training, and suggested more jurisdiction be given on the parameters of security work, the Commissioner added. Commissioner Lee urged that Mr. Porter and the union give better guidelines to the guards.

Vice President Carpeneti said that his first concern is the security of the senior/disabled residents, and that only secondarily is SFHA an employment agency. Although Commissioners Palega and Lee worked diligently on a plan, one that could take four months time to implement, the Commissioner said, he believed the residents did not have the luxury of time to test whether the proposal would work.

Commissioner Redd said that he is also concerned with the safety of the senior/disabled residents, but wanted a motion to ensure the continued employment of guards who perform their duties well.

President Meskunas said that it appears to be the consensus of the Commission that the "good" security guards be referred to the lowest, responsible bidder for employment, and the RFP be returned for Commission review and approval before promulgation. The issue currently before the Commission is whether to publish a RFP, not the contents or substance of the RFP itself, so a motion about contents is not in order, the Commissioner added.

The discussion continued with Ms. Chavis advising about proper procedure for a motion to amend the resolution. President Meskunas suggested an amendment to the motion that the RFP be returned to the Commission for approval. Vice President Carpeneti then moved to amend the motion to state that the RFP shall be returned to the Board for approval before going out to bid, and Commissioner Redd seconded the motion. The vote on the amendment to the motion was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Sululagi Palega, Sr., Commissioner

Commissioner Lee then asked Greg Lim, President of Local 14, to report on his meeting with Mr. Porter, and Mr. Lim did so. Other discussion ensued. The question was called on the Amended Resolution and a roll call was taken:

Commissioner Jan Allen, **YES**
Vice President Richard Carpeneti, **YES**
Commissioner Karen Huggins, **YES**
Commissioner Larry K. Lee, **NO**
President Barbara R. Meskunas, **YES**
Commissioner Hadie Redd, **YES**

NOT PRESENT FOR VOTING: Sululagi Palega, Sr., Commissioner

Resolution No. 4389 was PASSED BY MAJORITY VOTE.

Commissioner Huggins asked for bi-monthly status reports from Mr. Porter about the matter.

11. NEW BUSINESS:

(a) Resolution No. 4390

RESOLUTION APPROVING THE CERTIFICATIONS FOR PERFORMANCE INDICATORS UNDER THE PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM (PHMAP)

WHEREAS, the U.S. Department of Housing and Urban Development issued the rule on the Public Housing Management Assessment Program (PHMAP) which provides twelve (12) indicators which will be used by HUD to evaluate the management performance of Public Housing Agencies; and

WHEREAS, the San Francisco Housing Authority is designated by the U.S. Department of Housing and Urban Development as a "Standard" agency; and

WHEREAS, the San Francisco Housing Authority performed an internal performance assessment in accordance with the PHMAP rule which reveals that the SFHA's management performance has maintained its' performance at a level qualifying "Standard" agency; and

WHEREAS, the San Francisco Housing Authority is required to provide certification as to data on PHMAP performance indicators not found in existing HUD reporting and data forms;

namely, Indicators 1, 3, 5, 6, 7, 8, and 11.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority approves the certification under the Public Housing Management Assessment Program for performance indicators 1) Vacancy Number and Percentage; 3) Rents Uncollected; 5) Unit Turnaround; 6) Outstanding Work Orders; 7) Annual Inspection and Condition of Units and Systems; 8) Tenant Accounts Receivables; and 11) Resident Initiatives.

2. The President of the Commission is authorized to execute the PHMAP certified questionnaire.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

December 8, 1994
Date

Vice President Carpeneti moved the resolution and Commissioner Huggins seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None
NOT PRESENT FOR VOTING:	Sululagi Palega, Sr., Commissioner

Resolution No. 4390 was UNANIMOUSLY PASSED.

(b) Resolution No. 4391

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A CONTRACT FOR ARCHITECTURAL SERVICES WITH THE FIRM OF HARDISON, KOMATSU, IVELICH & TUCKER AT BERNAL DWELLINGS FOR HOPE VI RECONSTRUCTION OF BERNAL DWELLINGS

WHEREAS, the San Francisco Housing Authority (Authority), through the Request for Proposal (RFP) process, selected and entered into contract with Hardison, Komatsu, Ivelich & Tucker an architectural firm, to do the architectural master planning services at Bernal Dwellings; and

WHEREAS, funds became available, through the HOPE VI Grant, to realize the master plan that was developed for Bernal Dwellings; and

WHEREAS, the Authority must enter into contract negotiation with Hardison, Komatsu, Ivelich & Tucker in order to establish the additional scope of work, fees, and specify the obligations of the architectural team, in accordance with all federal, state, and local regulations, and as requested by the HOPE VI Grant; and

WHEREAS, the negotiated contract will be presented to the Commission for approval and authorization for execution by the Executive Director at a later date.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Executive Director is authorized to enter into contract negotiations with the architectural firm of Hardison, Komatsu, Ivelich & Tucker.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

December 8, 1994
Date

Commissioner Huggins moved the resolution and Commissioner Redd seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner

Hadie Redd, Commissioner
Larry K. Lee, Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Sululagi Palega, Sr., Commissioner

Resolution No. 4391 was UNANIMOUSLY PASSED.

(c) Resolution No. 4392

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE COUNCIL OF RESIDENT MANAGEMENT CORPORATIONS OF SAN FRANCISCO, INC. (CORMC) TO SET FORTH GUIDELINES FOR THE PROFESSIONAL RELATIONSHIP BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND CORMC

WHEREAS, the San Francisco Housing Authority is dedicated to working directly with the residents at all developments; and

WHEREAS, the CORMC has organized and incorporated as the umbrella organization for Resident Management Corporations; and

WHEREAS, San Francisco Housing Authority staff will work with the representatives from CORMC to develop a mutually agreed upon Memorandum of Understanding; and

WHEREAS, the Memorandum of Understanding will establish guidelines for a professional relationship between the San Francisco Housing Authority and CORMC.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into the Memorandum of Understanding with CORMC.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

December 8, 1994
Date

Commissioner Huggins moved the resolution and Commissioner Redd seconded the motion. Discussion followed. Commissioner Huggins stated her refusal to vote for an organization that is so diametrically opposed to the Commission Board and SFHA staff. The question was called and the vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None
NOT PRESENT FOR VOTING:	Sululagi Palega, Sr., Commissioner

Resolution No. 4392 was UNANIMOUSLY PASSED.

(d)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH OLIVIA CHEN CONSULTANTS, INC. TO PROVIDE ENGINEERING SERVICES TO INVESTIGATE AND EVALUATE THE SEWER SYSTEM AND TO PREPARE CONSTRUCTION DOCUMENTS AND CONTRACT ADMINISTRATION FOR SEWER REPAIRS AT CAL 1-18(3), HUNTER'S VIEW, IN THE AMOUNT OF $68,103.00

WHEREAS, chronic sewer problems continue at CAL 1-18(3), Hunter's View; and

WHEREAS, engineering services are required to assist in the identification of the sources of these problems, the development of appropriate remedies for these problems and technical support during the correction of these problems; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by six (6) firms and determined that Olivia Chen Consultants, Inc. is the most qualified respondent based on the evaluation factors in the solicitation; and

WHEREAS, Olivia Chen Consultants, Inc. has proposed a fee of $68,103.00 to provide the services noted above; and

WHEREAS, this fee is within the funding available in the 1993 Comprehensive Grant Program

budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to Olivia Chen Consultants, Inc. in the amount of $68,103.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Huggins moved that the resolution be tabled and Commissioner Redd seconded the motion. The vote was:

AYES:	Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	Barbara R. Meskunas, President Richard Carpeneti, Vice President
NOT PRESENT FOR VOTING:	Sululagi Palega, Sr., Commissioner

Resolution (d) was TABLED BY A MAJORITY. Discussion ensued. Commissioner Huggins asked that staff examine whether the work could be done in-house. Vice President Carpeneti noted that at the Site and Design Committee meeting just held, staff said that there was neither manpower, equipment or the knowledge to thoroughly analyze the state of the sewer system. Other discussion continued.

(e) Resolution No. 4393

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ESTABLISH A RISK CONTROL POLICY STATEMENT

WHEREAS, the San Francisco Housing Authority, by Resolution No. 3006 dated May 28, 1987, accepted membership into the Housing Authority Risk Retention Group (HARRG) for the provision of general liability insurance; and

WHEREAS, the Authority, by Resolution 4270 dated June 9, 1994, renewed its policy with HAARG for the 1995-1996 policy year; and

WHEREAS, the Authority's policy with HAARG requires the agency to establish and implement a Risk Control Work Plan; and

WHEREAS, HAARG also requires that a Risk Control Policy Statement be established by the Authority and signed by the Executive Director; and

WHEREAS, compliance with this HAARG's requirements furthers the Authority's mission of providing affordable, safe and sanitary working and living environments for agency employees and residents of public housing; and

WHEREAS, compliance with HAARG's requirements will result in an insurance premium credit for the current policy year.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Risk Control Policy Statement of the San Francisco Housing Authority is hereby approved.

2. The Executive Director is authorized to sign the Risk Control Policy Statement, and to direct staff to finalize the 1995 Risk Control Work Plan based on that policy.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldilne L. Chavis
Geraldine L. Chavis
Legal Counsel

December 8, 1994
Date

Commissioner Huggins moved the resolution and Commissioner Redd seconded the motion. Mr. David Dupree, Director of Human Resources, gave a report on the proposal and discussion followed. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None
NOT PRESENT FOR VOTING:	Sululagi Palega, Sr., Commissioner

Resolution No. 4393 was UNANIMOUSLY ADOPTED.

(f) Resolution No. 4394

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE SAN FRANCISCO HOUSING AUTHORITY'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEE'S MEDICAL AND HOSPITAL CARE ACT

WHEREAS, Government Code Section 22825.6 provides that a local agency contracting under the Public Employee's Medical and Hospital Care Act shall fix the amount of the employer's contribution at an amount not less than the amount required under Section 22825 of the Act; and

WHEREAS, Government Code Section 22857 provides that a contracting agency may fix the amount of the employer's contribution for employees and the employer's contribution for annuitants at different amounts provided that the monthly contribution for annuitants shall be annually increased by an amount not less than five (5) percent of the monthly contribution for employees, until such time as the amounts are equal; and

WHEREAS, the San Francisco Housing Authority is a local public agency contracting with the Public Employees' Retirement System subject to Government Code Sections 22825,.6 and 22857; and

WHEREAS, the San Francisco Housing Authority approved a change in the employer contribution rate from sixty (60 percent to eighty (80) percent for active employees, effective October 1, 1993; and

WHEREAS the Health Benefits Division of the Public Employees' Retirement System must be officially notified of any changes in the contribution rate for active employees before increasing the employer contribution to annuitants' heath benefit plans; and

WHEREAS, funding for increases in the employer's contribution to the health benefit plans for both active employees and annuitants is available through the Low Income Operating Budget and

the Section 8 Housing Assistance Payment Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The employer's contribution for each regular administrative employee of the San Francisco Housing Authority, including his or her family members, participating in health benefit plans for which the Authority contracts with the Public Employees' Retirement system shall be established at eighty (80) percent of the monthly premium for each plan.

2. The employer's contribution for each annuitant participating in health benefit plans for which the authority contracts with the Public Employees' Retirement System shall be increased by five (5) percent of the contribution rate for regular administrative employees effective February 1, 1995.

3. The Executive Director is authorized to pay each annuitant, directly by check, the difference between the employer's contribution for annuitants in effect on September 30, 1993 and the employer's contribution effective February 1, 1995, for the period commencing October 1, 1993 and ending January 31,1995.

4. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldline L. Chavis
Geraldine L. Chavis

December 8, 1994

Commissioner Lee moved the resolution and Vice President Carpeneti seconded the motion. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None
NOT PRESENT FOR VOTING:	Sululagi Palega, Sr., Commissioner

Resolution No. 4394 was UNANIMOUSLY ADOPTED.

(g) Resolution No. 4395

RESOLUTION AUTHORIZING THE ALLOCATION OF EXPENDITURES ASSOCIATED WITH THE CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND CREATIVE COMPUTER SOLUTIONS, INC. TO THE SECTION 8 HOUSING ASSISTANCE PAYMENT PROGRAM IN AN AMOUNT NOT TO EXCEED $150,000.00

WHEREAS, as part of the contract between the San Francisco Housing Authority (the Authority) and Creative Computer Solutions Inc. (CCS), CCS has undertaken the development of computer applications to automate the eligibility, reexamination, notification documentation, housing quality standards inspection and financial functions of the Leased Housing Division; and

WHEREAS, to date $99,187.54 has been expended in the development and implementation of Section 8 applications, and it is anticipated that an additional $50,000.00 will be expended, during Fiscal Year 1994-1995, in the development and implementation of such applications; and

WHEREAS, expenditures associated with the development of Section 8 applications have, to date, been charged to the Authority's Low Income Operating Budget; and

WHEREAS, it is fiscally prudent to allocate expenditures for the development of Section 8 applications to the Section 8 Housing Assistance Payment Program; and

WHEREAS, funding for the implementation of this resolution is available.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to allocate previous, current and future expenditures for the development and implementation of Section 8 computer applications to the Section 8 Housing Assistance Payment Program, in an amount not to exceed $150,000.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

December 8, 1994
Date

Commissioner Huggins moved the resolution and Vice President Carpeneti seconded the motion. Commissioner Lee requested staff explanation of the proposal, and Mr. Dupree did so. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None
NOT PRESENT FOR VOTING:	Sululagi Palega, Sr., Commissioner

Resolution No. 4395 was UNANIMOUSLY ADOPTED.

(h) Resolution No. 4396

RESOLUTION AUTHORIZING THE ALLOCATION OF EXPENDITURES ASSOCIATED WITH THE CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND CREATIVE COMPUTER SOLUTIONS, INC. TO THE FUNDING IN SETTLEMENT OF SAN FRANCISCO HOUSING AUTHORITY V AUTOMATION RESEARCH SYSTEMS, INC. IN AN AMOUNT NOT TO EXCEED $190,000.00

WHEREAS, as part of the contract between the San Francisco Housing Authority (the Authority and Creative Computer Solutions, Inc. (CCS), the contractor has undertaken the provision of facility management, technical training and on-site user training services; and

WHEREAS, an independent consultant retained by the Authority recommended the continuation of facility management, technical training and on-site user training services, performed by CCS, during fiscal Year 1994-1995 in order to insure that Authority staff can become self-sufficient in the operation of the new computer system; and

WHEREAS, to date, $136,882.00 has been expended for the provision of facility management, technical training and on-site user training services, and it is anticipated that, during Fiscal Year 1994-1995, $53,000.00 will be expended for the provision of such activities; and

WHEREAS, expenditures associated with the provision of facility management, technical training and on-site user training services have, to date, been charged to the Authority's Low Income Operating Budget; and

WHEREAS, it is fiscally prudent to allocate expenditures for such services to the funds associated with the settlement of San Francisco Housing Authority v Automation Research Systems, Inc.; and

WHEREAS, funding for the implementation of this resolution is available.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to allocate previous, current and future expenditures during Fiscal Year 1994-1995 for the provision of facility management, technical training and on-site user training services performed by Creative Computer Solutions, Inc to the funds associated with the settlement of San Francisco Housing Authority v Automation Research Systems, Inc, in an amount not to exceed $190,000.00

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis

December 8, 1994

Commissioner Huggins moved the resolution and Vice President Carpeneti seconded the motion. Discussion followed with Commissioners asking about the proposal and Mr. Dupree answering their questions. The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None
NOT PRESENT FOR VOTING:	Sululagi Palega, Sr., Commissioner

Resolution No. 4396 was UNANIMOUSLY ADOPTED.

(i) Resolution No. 4397

RESOLUTION AUTHORIZING THE PAYMENT OF NOVADYNE COMPUTER SYSTEMS, INC., IN AN AMOUNT NOT TO EXCEED $31,320.00 FOR THE PROVISION OF COMPUTER MAINTENANCE SERVICES DURING FISCAL YEAR 1994-1995

WHEREAS, the contract, entered into between the San Francisco Housing Authority and Creative Computer Solutions, Inc. in March, 1993, requires that the routine and emergency maintenance of SUN computer hardware, associated system software and peripheral equipment be performed by Novadyne Computer Systems, Inc.; and

WHEREAS, Novadyne Computer Systems is a nationally recognized provider of maintenance services for SUN computer systems; and

WHEREAS, the San Francisco Housing Authority utilized the services of Novadyne Computer Systems during Fiscal Year 1993-1994, and found the services provided to be responsive to the agency's needs; and

WHEREAS, the funds for the provision of routine and emergency maintenance of the SUN computer hardware, associated system software and peripheral equipment are available.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to make monthly payments during, Fiscal Year 1994-1995, to Novadyne Computer Systems, Inc. for the provision of routine and emergency maintenance services for the SUN computer hardware, associated system software and peripheral equipment.

2. The total of monthly payments to Novadyne Computer Systems, Inc. shall not exceed $31,320.00 during Fiscal Year 1994-1995.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:
/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

December 8, 1994
Date

Commissioner Huggins moved the resolution. Vice President seconded the motion.
The vote was:

AYES:	Barbara R. Meskunas, President Richard Carpeneti, Vice President Jan Allen, Commissioner Karen Huggins, Commissioner Hadie Redd, Commissioner Larry K. Lee, Commissioner
NAYS:	None
NOT PRESENT FOR VOTING:	Sululagi Palega, Sr., Commissioner

Resolution No. 4397 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Olivia Robinson, Hayes Valley South
Jacqueline Martin, Hayes Valley South
Chester Meadows, Hayes Valley South
Andrea Williams, Westbrook
Mark Reed, Julius Poole, Bernal After School Tutorial Program
Ace Washington

15. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of December 8, 1994 adjourned at 8:34 p.m. by consensus. The next regular meeting has been scheduled for December 22, 1994 at 440 Turk Street.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

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December 9, 1994

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PUBLIC NOTICE

A Special Executive Session of the Commission of the Housing Authority of the City and County of San Francisco will be held at 1:00 p.m., Thursday, December 15, 1994 at 440 Turk Street, San Francisco, California, to discuss employment and performance evaluation factors for the position of Executive Director, pursuant to Government Code Section 54957.

Felipe M. Floresca
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

2. There is commercial parking available at the corner of Hyde and Turk Streets and across the street from the San Francisco Housing Authority at "Car Park".

3. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

4. Please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting if you wish to have American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting.

5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

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Special

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

December 16, 1994

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PUBLIC NOTICE

A special meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 2:00 p.m., Wednesday, December 21, 1994 at 440 Turk Street, San Francisco, California.

During this special meeting, the Commission will adjourn to Executive Session to discuss employment and performance evaluation factors for the position of Executive Director and to discuss the appointment of a potential successor for the position of Executive Director, should it be necessary, pursuant to Government Code Section No. 54957.

Barbara R. Meskunas
President

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

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Rev. 3/03/94

EH/WJM/GH

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON WEDNESDAY, DECEMBER 21, 1994 AT 2:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Special Meeting Held:
Wednesday, December 21, 1994

440 Turk Street
San Francisco, CA 94102

1. **ROLL CALL:**

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Paiega, Sr., Commissioner

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2. **PUBLIC COMMENT ON AGENDA ITEM:**

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297.

3. RESOLUTION

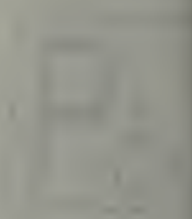
(a) Resolution - Considering the Resignation of Felipe M. Floresca as Executive Director, and Authorizing the Execution of a Personal Services Contract Between the San Francisco Housing Authority and Felipe M. Floresca

13. **EXECUTIVE SESSION:**

An Executive Session will be held to discuss to discuss employment and performance evaluation factors for the position of Executive Director and to discuss the appointment of a potential successor for the position of Executive Director, should it be necessary, pursuant to Government Code Section No. 54957.

14. ADJOURNMENT:

Barbara R. Meskunas
President



RESOLUTION (a), SPECIAL MEETING DECEMBER 21,

WILL BE DELIVERED

ON TUESDAY, DECEMBER 20

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12/22/94

SAN FRANCISCO HOUSING AUTHORITY

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December 16, 1994

PUBLIC NOTICE

The next Regularly scheduled Meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 p.m., Thursday, December 22, 1994 at 440 Turk Street, San Francisco, California 94102.

During the Regular meeting, the Commission will adjourn to Executive Session to meet in closed session to confer with Legal Counsel on anticipated litigation that resulted from reorganization of the San Francisco Housing Authority. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b) for one potential case.

Felipe M. Floresca
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SAN FRANCISCO HOUSING AUTHORITY

ACCESSIBLE MEETING POLICY

1. The San Francisco Housing Authority Commission Meetings are held at 440 Turk Street in the ground floor meeting room in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.

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5. Minutes of the meeting will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Gayle Hudson at (415) 554-1296 at least 72 hours prior to the meeting.

6. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the efforts of the City and the Authority to accommodate people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Authority to accommodate these individuals.

Rev. 3/03/94

EH/WJM/GH

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, DECEMBER 22, 1994 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, December 22, 1994

440 Turk Street
San Francisco, CA 94102

1. **ROLL CALL:**

   Barbara R. Meskunas, President
   Richard Carpeneti, Vice President
   Jan Allen, Commissioner
   Karen Huggins, Commissioner
   Hadie Redd, Commissioner
   Larry K. Lee, Commissioner
   Sululagi Palega, Sr., Commissioner

2. **APPROVAL OF AGENDA:**

3. **APPROVAL OF MINUTES:**

4. **GENERAL COMMUNICATIONS:**

5. **REPORT OF SECRETARY:**

6. **COMMITTEE REPORT:**

7. **REPORT OF COUNSEL:**

8. **TENANT REPRESENTATIVE REPORT:**

9. **PUBLIC COMMENT ON AGENDA ITEMS:**

   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 07/14/94 as part of Resolution No. 4297. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Resolution - Authorizing Travel to Los Angeles, California to Attend the 1994 Public Housing Director's Association Commissioners Conference Scheduled for January 28 through January 31, 1995

(b) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Purchase and Delivery of Kentile Floor Tile from Continental Flooring Company in an Amount not to Exceed $102,916.00

(c) Resolution - In Support of the San Francisco Housing Authority's Draft Demolition/Disposition Application Which Includes the Plan to Demolish 294 Units of Public Housing at Hayes Valley North CAL 1-18(7) and Hayes Valley South CAL 1-18(7), the Replacement Housing Plan and the Relocation Plan and Certifying that the Authority Follow all Pertinent Regulations in Section 187 of the Housing Act of 1937 and any Amendments Thereafter

(d) Resolution - Rescinding Authorization for the Executive Director to Enter into a Memorandum of Understanding with the Council of Resident Management Corporations of the San Francisco, Inc. (CORMC) to Set Forth Guidelines for the professional relationship between the San Francisco Housing Authority and CORMAC

(e) Resolution - Authorizing the Executive Director to Execute a Purchase Order with San Francisco Art Commission to Repair, Apply Protective Coating, and Seismically Secure Eight (8) Benjamino Bufano Sculptures at Valencia Gardens Development, CAL 1-4, for an Amount not to Exceed $30,859.60

12. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

13. EXECUTIVE SESSION:

The Commission will meet in closed session to confer with Legal Counsel on anticipated litigation that resulted from reorganization of the San Francisco Housing Authority. The Commission will discuss significant exposure to litigation pursuant to Government Code 54956.9(b) for one potential case.

14. ADJOURNMENT:

Felipe M. Floresca
Secretary and Executive Director

RESOLUTION NO. _____
DATE ADOPTED _____

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA TO ATTEND THE 1995 PUBLIC HOUSING DIRECTOR'S ASSOCIATION COMMISSIONERS CONFERENCE SCHEDULED FOR JANUARY 28 THROUGH JANUARY 31, 1995

WHEREAS, the Public Housing Authorities Director's Association will hold a Commissioners Conference in Los Angeles, California on January 28 through January 31, 1995; and

WHEREAS, the San Francisco Housing Authority is a member of the Public Housing Authority Director's Association (PHADA); and

WHEREAS, the PHADA Conference will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the attendance of Commissioner Sululagi Palega and Commissioner Jan Allen is essential to the conduct of its low rent operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Sululagi Palega and Commissioner Jan Allen be authorized to travel to Los Angeles, California for the purpose of attending the aforementioned conference.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

(Veronica D. Gordon for

Geraldine Chavis
Legal Counsel

12.19.94

Date

GH

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

December 16, 1994

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

FROM: Felipe M. Floresca, Secretary/ Executive Director FMF

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE AND DELIVERY OF KENTILE FLOOR TILE FROM CONTINENTAL FLOORING COMPANY IN AN AMOUNT NOT TO EXCEED $102,916.00

The attached resolution is submitted, for your review and approval, to authorize the execution of a purchase order in excess of $10,000.00 for the purchase and delivery of floor tile to be used throughout the agency.

The Authority solicited bids, in full and open competition, for the purchase and delivery of kentile floor tile. Bids were received from four companies in a timely and acceptable manner. Listed below are the unit price and total price quoted by each responsive, responsible bidder:

BIDDER	UNIT PRICE	TOTAL INCLUDING TAX
Continental Flooring Company	$18.82/box	$102,916.00
Floorcraft	19.94/box	109,040.00
City Lumber & Hardware, Inc.	22.15/box	121,125.00
Sally Ann Scotto, Inc.	22.50/box	123,039.00

The bid responses received from the four bidders is in accordance with the specification solicited to fulfill the agency's requirements. Therefore and in accordance with procurement regulations under 24 CFR, Part 85.36, the award of a purchase order should be made to Continental Flooring Company, the lowest, responsive, responsible bidder for the purchase of kentile floor tile.

It must be noted that funding for this purchase has been approved as part of the Authority's operating budget for Fiscal Year 1994-95.

I urge the adoption of the attached resolution.

FMF:VB/v

RESOLUTION NO._____
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE AND DELIVERY OF KENTILE FLOOR TILE FROM CONTINENTAL FLOORING COMPANY IN AN AMOUNT NOT TO EXCEED $102,916.00

WHEREAS, the Authority solicited bids, in full and open competition, for the purchase and delivery of floor tile for use throughout the agency; and

WHEREAS, bids were received from Continental Flooring Company, Floorcraft, City Lumber & Hardware, Inc. and Sally Ann Scotto, Inc. in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a purchase order should be made to Continental Flooring as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the Authority's operating budget for Fiscal Year 1994-95..

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the purchase and delivery of kentile floor tile from Continental Flooring Company in an amount not to exceed $102,916.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

12.16.94
Date

vb

(c)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

December 16, 1994

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

FROM: FELIPE M. FLORESCA, SECRETARY/EXECUTIVE DIRECTOR FMF

SUBJ: RESOLUTION IN SUPPORT OF THE SAN FRANCISCO HOUSING AUTHORITY'S DRAFT DEMOLITION/DISPOSITION APPLICATION WHICH INCLUDES THE PLAN TO DEMOLISH 294 UNITS OF PUBLIC HOUSING AT HAYES VALLEY NORTH CAL 1-18(7) AND HAYES VALLEY SOUTH CAL 1-18(7), THE REPLACEMENT HOUSING PLAN AND THE RELOCATION PLAN AND CERTIFYING THAT THE AUTHORITY FOLLOW ALL PERTINENT REGULATIONS IN SECTION 187 OF THE HOUSING ACT OF 1937 AND ANY AMENDMENTS THEREAFTER

This resolution is required as part of the Demolition/Disposition Application process.

Attached to this resolution is the Authority's draft Demolition/Disposition Application. The Authority has 45 days in which the draft will be review in consultation with the Hayes Valley North and South residents, with local government officials, and community based organizations.

In order to meet the State's deadline for the Low Income Tax Credit Program applications which is part of the financial structure for the New Hayes Valley, the final Demolition/Disposition Application must be submitted to HUD by the first part of February 1995.

The official start of the 45 day review period will begin December 21, 1994. Any revisions that the Commission would like to make should be submitted to the Housing Development Division by the end of January 1995. All comments by the Commission and public will be documented, review and incorporated into the Demolition Disposition Application, either as part of the actual Application or documented as part of the Consultation Section of the Application.

We urge the passage of this resolution.

FMF:BTS:ld

RESOLUTION_____
DATE_____

RESOLUTION IN SUPPORT OF THE SAN FRANCISCO HOUSING AUTHORITY'S DRAFT DEMOLITION/DISPOSITION APPLICATION WHICH INCLUDES THE PLAN TO DEMOLISH 294 UNITS OF PUBLIC HOUSING AT HAYES VALLEY NORTH CAL 1-18(7) AND HAYES VALLEY SOUTH CAL 1-18(7), THE REPLACEMENT HOUSING PLAN AND THE RELOCATION PLAN AND CERTIFYING THAT THE AUTHORITY FOLLOW ALL PERTINENT REGULATIONS IN SECTION 187 OF THE HOUSING ACT OF 1937 AND ANY AMENDMENTS THEREAFTER

WHEREAS, the San Francisco Housing Authority's (Authority)Commission has previously approved resolution #4848, authorizing the Executive Director to enter into a Disposition/Development Agreement and a Land Lease Agreement; and

WHEREAS, the Authority must comply with certain provisions of Section 187 of the Housing Act of 1937 as amended by Section 121 of the Housing and Community Development Act of 1987 in the Demolition and/or Disposition of any of its properties; and

WHEREAS, the Authority must certify its intentions to fulfill all HUD requirements for the Demolition and Disposition of Hayes Valley North and Hayes Valley South; and

WHEREAS, the Authority, together with the residents of Hayes Valley have determined a need to demolish the 294 units of public housing in order to revitalize the site and insure the long term viability of the development.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. No action will be taken to demolish the units at Hayes Valley North and Hayes Valley South until the U.S. Secretary of Housing and Urban Development approves the action.

2. No action will be taken to demolish/dispose of a unit until the resident in the unit has been relocated to decent, safe, sanitary and affordable housing which is, to the extent practical, the resident's choice in accordance with the Federal Regulation 24 CFR 970.

3. The relocation resources at the Authority (vacant units) will be up to Housing Quality Standards prior to using the units for relocation of residents from Hayes Valley North and Hayes Valley South.

4. The Authority will comply with all applicable civil rights laws and compliance agreements.

5. The Authority will assist the Hayes Valley North and South Resident Management Corporation in forming a Relocation Committee to assist and oversee the relocation of

Hayes Valley North and South residents.

6. All allowable relocation costs will be paid by the Authority.

7. Rents paid by the residents following relocation, will not exceed the amount the amount residents paid prior to relocation as is stated in the Housing and Community Development Act of 1987.

8. The proposed demolition meets the requirement criteria for demolition: Project obsolescence related to deteriorated physical condition and inappropriate site design; and other factors namely inappropriate unit design and orientation.

9. This draft Demolition/Disposition Application will be reviewed in consultation with the Hayes Valley residents, with local government officials, and community based organizations.

10. The draft Demolition/Disposition also includes a draft Replacement Housing Plan and a draft Relocation Plan which will be reviewed in consultation with Hayes Valley North and Hayes Valley South residents, with local government officials, and community based organizations all comments will either be incorporated into the Application or documented as part of the Consultation part of the Application.

11. This Resolution shall take effect immediately.

APPROVED AS TO FORM

Geraldine L. Chavis
Legal Counsel

Date

FMF:BTS:ld

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

December 16, 1994

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

FROM: Felipe M. Floresca, Secretary/Executive Director FMF

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

SUBJECT: RESOLUTION RESCINDING AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE COUNCIL OF RESIDENT MANAGEMENT CORPORATIONS OF SAN FRANCISCO, INC. (CORMC) TO SET FORTH GUIDELINES FOR THE PROFESSIONAL RELATIONSHIP BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND CORMAC

This resolution will rescind Resolution C on the previous commission agenda, which authorized the Executive Director to enter into a Memorandum of Understanding (MOU) with the Council of Resident Management Corporations of San Francisco (CORMAC).

Staff has recommended support for a MOU with CORMAC based on HUD regulations which state "Resident Councils may come together to form an organization which can represent the interest of resident... If duly elected resident councils form such an organization, the HA shall recognize it as the voice of authority-wide residents for input into housing authority policy making."

FMF:js

RESOLUTION NO._____
DATE ADOPTED_____

RESOLUTION RESCINDING AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE COUNCIL OF RESIDENT MANAGEMENT CORPORATIONS OF SAN FRANCISCO, INC. (CORMC) TO SET FORTH GUIDELINES FOR THE PROFESSIONAL RELATIONSHIP BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND CORMAC

WHEREAS, at the Housing Authority Commission meeting of November 28, 1994, the Commission approved Resolution C, authorizing the Executive Director to enter into a Memorandum of Understanding with the Council of Resident Management Corporations of San Francisco, and

WHEREAS, the Commission has expressed an interest in revisiting this issue based on concerns over the mutual respect and good faith on the part of CORMAC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director not enter into a Memorandum of Understanding with the Council of Resident Management Corporations of San Francisco, Inc.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

12/14/94
DATE
FMF:js

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

December 13, 1994

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Hadie Redd, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

FROM: Felipe M. Floresca, Secretary/Executive Director FMF

SUBJECT: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH SAN FRANCISCO ART COMMISSION TO REPAIR, APPLY PROTECTIVE COATING, AND SEISMICALLY SECURE EIGHT (8) BENJAMINO BUFANO SCULPTURES AT VALENCIA GARDENS DEVELOPMENT, CAL 1-4, FOR AN AMOUNT NOT TO EXCEED $30,859.60

The Authority's Force Account Branch paved the courtyard of the Valencia Gardens Development. In the course of the project, removal of the Benjamin Bufano sculptures was required to repair the pedestals upon which the sculptures rest. During this time, the Arts Commission stored them and evaluated their condition. The sculptures had sustained some damage over the years, had never been treated with a protective coating and had not been installed in a seismically secure manner..

Since the sculptures belong to the City and are on loan to Valencia Gardens, the Art Commission must be assured that work done to the sculptures is performed to specific standards. The simplest way to insure that the Art Commission's standards are adhered to, is to have the Art Commission handle the repair and replacement of the sculptures directly. U. S. Department of Housing and Urban Development Procurement Handbook 7460.8 REV 1 states that "as an alternative to conducting a procurement from commercial sources, HAs are encouraged to satisfy their needs through other governmental bodies." Through an annual request for qualifications, the Arts Commission selects conservators and negotiates contracts for qualified work and reasonable rates.

This project was not planned by the Art Commission and they do not have funds available for the work. Funding approved as part of the 1992 Comprehensive Grant Program is available through the Authority.

I recommend that the attached Resolution be adopted at the Commission meeting of November 28, 1994.

FF:BS:CJ/yja

RESOLUTION NO._____
DATE ADOPTED_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH SAN FRANCISCO ART COMMISSION TO REPAIR, APPLY PROTECTIVE COATING, AND SEISMICALLY SECURE EIGHT (8) BENJAMIN BUFANO SCULPTURES AT VALENCIA GARDENS DEVELOPMENT, CAL 1-4, FOR AN AMOUNT NOT TO EXCEED $30,859.60

WHEREAS, the Authority's Force Account Department removed the Bufano sculptures on loan from the City to pave and repair the pedestals in the Valencia Gardens courtyard; and

WHEREAS, the Art Commission evaluated their condition and is storing the sculptures prior to repair, protective treatment, and replacement of the sculptures in a manner that insures that the standards for handling the work are adhered to; and

WHEREAS, the Art Commission is the sole source for this work and was selected in accordance with federal regulations under CFR 24; Part 85.36; and

WHEREAS, the Art Commission working with the Human Rights Commission, requests qualifications annually, selects conservators and negotiates reasonable contracts for the repair, treatment and installation of outdoor sculpture and one of these conservators currently under contract with the Art Commission is experienced in overseeing this work; and

WHEREAS, funding for the replacement of the Benjamino Bufano sculptures was approved as part of the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director is authorized to execute a purchase order with San Francisco Art Commission to replace Benjamino Bufano sculptures at Valencia Gardens Development, CAL 1-4, in an amount not to exceed $30,859.60.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date
FF:BS:CJ/yja

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12/22/94

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting Held:
Thursday, December 22, 1994

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, December 22, 1994 at 4:34 p.m.

The meeting was called to order by President Meskunas.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

A quorum was present.

ALSO PRESENT: Felipe M. Floresca, Executive Director
Debrenia F. Madison, Assistant Legal Counsel

ABSENT: Hadie Redd, Commissioner

2. APPROVAL OF AGENDA:

Vice President Carpeneti moved to amend the Agenda by deletion of Agenda item number thirteen, Executive Session, and Commissioner Huggins seconded the motion. The amendment was unanimously passed.

Commissioner Allen moved to adopt the Agenda as amended and Commissioner Huggins seconded the motion. The Amended Agenda was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Allen moved to approve the minutes of the December 8, 1994 meeting. Vice President Carpeneti seconded the motion. The Minutes of the meeting held December 8, 1994 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

Commissioner Huggins requested that an Amendment to Section VIII, Article II, of the Bylaws of the SFHA, be put on the next Commission meeting Agenda. Discussion ensued. Commissioner Huggins repeated her request for bi-monthly security report from the Security Superintendent, Michael Porter, and President Meskunas so noted.

Commissioner Allen thanked PHTA for the Christmas card. Commissioner Allen queried about the status of the new lease. Secretary Floresca said that copies had just been mailed for resident comment before being finalized.

Vice President Carpeneti wished everyone a happy holiday season.

President Meskunas thanked Cleo Wallace and other volunteers for their work on a successful SFHA employee's holiday breakfast.

5. REPORT OF SECRETARY:

Secretary Floresca read the following report:

"Today I urge the Commission to endorse Resolution (c) and adopt a draft Demolition/Disposition application for Hayes Valley. I want to stress that this is only a draft. There must be ongoing resident participation before a final application is submitted to HUD. With this submission, there must be a 45 day comment period. We must ensure replacement for our residents. At the same time, we must be very sensitive to the fact that residents need assurances that relocation does not mean displacement. As I understand it, Supervisor Willie Kennedy will be conducting meetings on relocation.

I as the Commission to support Resolution (e) and cooperate with the San Francisco Art Commission to repair, apply protective coating and provide a stable foundation for eight Benjamino Bufano sculptures at Valencia Gardens. These sculptures have a long standing tradition at this development and symbolize a sense of community.

On Resolution (d), I ask the Commission to seriously weigh the Memorandum of Understanding (MOU) with the Council of Resident Management Corporations of San Francisco (CORMC). The Council is composed of emerging Resident Management Corporations ("RMC"s) and represent a cohesive group of residents. I ask Commissioners to keep an open mind when discussing the issue of the MOU. Finally,

Vice President Carpeneti reported that the Site and Design Committee had just met, discussed Resolutions (c) and (e), and recommended passage of both.

Commissioner Lee asked Mike Meadows, Maintenance Superintendent, to give the Maintenance Working Group Report. Mr. Meadows did so.

7. REPORT OF COUNSEL:

Ms. Madison said that Counsel's written report had been submitted to the Commission.

8. TENANT REPRESENTATIVE REPORT:

Juanita Marshall, PHTA, reported that elections for the organization were held the previous day, and although about twenty members attended, the Election Committee did not, resulting in cancellation of elections. Ms. Marshall said that the organization is being counseled by attorneys about its next course of action.

There was no representative present from Citywide Seniors/Disabled Council.

9. PUBLIC COMMENT ON AGENDA ITEMS:

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 12/29/89 as part of Resolution No. 3382 and revised 11/29/93 as part of Resolution No. 4179. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

Jewell Green, Hunter's View, PHTA
Andre Williams, Westbrook CORMC
Theresa Colemen, Westbrook CORMC
Willie F. Carter, Hunter's View RMC
Maria Harrison, New Bayview
Robert Noel, attorney, CORMC
Rosalina Carter, Hunter's View RMC

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) Resolution No. 4398

RESOLUTION AUTHORIZING TRAVEL TO LOS ANGELES, CALIFORNIA TO ATTEND THE 1995 PUBLIC HOUSING DIRECTOR'S ASSOCIATION COMMISSIONERS CONFERENCE SCHEDULED FOR JANUARY 28 THROUGH JANUARY 31, 1995

WHEREAS, the Public Housing Authorities Director's Association will hold a Commissioners Conference in Los Angeles, California on January 28 through January 31, 1995; and

WHEREAS, the San Francisco Housing Authority is a member of the Public Housing Authority Director's Association (PHADA); and

WHEREAS, the PHADA Conference will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the attendance of Commissioner Sululagi Palega and Commissioner Jan Allen is essential to the conduct of its low rent operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Sululagi Palega and Commissioner Jan Allen be authorized to travel to Los Angeles, California for the purpose of attending the aforementioned conference.

2. Travel time, expense, and per diem be allowed in accordance with the travel policies of this Authority.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

December 22, 1994
Date

Commissioner Lee moved to adopt Resolution No. 4398 and Commissioner Huggins seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner

Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Hadie Redd, Commissioner

Resolution No. 4398 was UNANIMOUSLY ADOPTED.

(b) Resolution No. 4399

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE AND DELIVERY OF KENTILE FLOOR TILE FROM CONTINENTAL FLOORING COMPANY IN AN AMOUNT NOT TO EXCEED $102,916.00

WHEREAS, the Authority solicited bids, in full and open competition, for the purchase and delivery of floor tile for use throughout the agency; and

WHEREAS, bids were received from Continental Flooring Company, Floorcraft, City Lumber & Hardware, Inc. and Sally Ann Scotto, Inc. in a timely and acceptable manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the award of a purchase order should be made to Continental Flooring as the lowest, responsive, responsible bidder; and

WHEREAS, the funding for this purchase has been approved as part of the Authority's operating budget for Fiscal Year 1994-95..

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the purchase and delivery of kentile floor tile from Continental Flooring Company in an amount not to exceed $102,916.00, except as provided for under the procurement policy adopted by the Commission on June 13, 1991.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

December 22, 1994
Date

Commissioner Palega moved to adopt Resolution No. 4399 and Commissioner Lee seconded the motion. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Hadie Redd, Commissioner

Resolution No. 4399 was UNANIMOUSLY ADOPTED.

(c) Resolution No. 4400

RESOLUTION IN SUPPORT OF THE SAN FRANCISCO HOUSING AUTHORITY'S DRAFT DEMOLITION/DISPOSITION APPLICATION WHICH INCLUDES THE PLAN TO DEMOLISH 294 UNITS OF PUBLIC HOUSING AT HAYES VALLEY NORTH CAL 1-18(7) AND HAYES VALLEY SOUTH CAL 1-18(7), THE REPLACEMENT HOUSING PLAN AND THE RELOCATION PLAN AND CERTIFYING THAT THE AUTHORITY FOLLOW ALL PERTINENT REGULATIONS IN SECTION 187 OF THE HOUSING ACT OF 1937 AND ANY AMENDMENTS THEREAFTER

WHEREAS, the San Francisco Housing Authority's (Authority)Commission has previously approved resolution #4848, authorizing the Executive Director to enter into a Disposition/Development Agreement and a Land Lease Agreement; and

WHEREAS, the Authority must comply with certain provisions of Section 187 of the Housing Act of 1937 as amended by Section 121 of the Housing and Community Development Act of 1987 in the Demolition and/or Disposition of any of its properties; and

WHEREAS, the Authority must certify its intentions to fulfill all HUD requirements for the Demolition and Disposition of Hayes Valley North and Hayes Valley South; and

WHEREAS, the Authority, together with the residents of Hayes Valley have determined a need to demolish the 294 units of public housing in order to revitalize the site and insure the long term viability of the development.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. No action will be taken to demolish the units at Hayes Valley North and Hayes Valley South until the U.S. Secretary of Housing and Urban Development approves the action.

2. No action will be taken to demolish/dispose of a unit until the resident in the unit has been relocated to decent, safe, sanitary and affordable housing which is, to the extent practical, the resident's choice in accordance with the Federal Regulation 24 CFR 970.

3. The relocation resources at the Authority (vacant units) will be up to Housing Quality Standards prior to using the units for relocation of residents from Hayes Valley North and Hayes Valley South.

4. The Authority will comply with all applicable civil rights laws and compliance agreements.

5. The Authority will assist the Hayes Valley North and South Resident Management Corporation in forming a Relocation Committee to assist and oversee the relocation of Hayes Valley North and South residents.

6. All allowable relocation costs will be paid by the Authority.

7. Rents paid by the residents following relocation, will not exceed the amount the amount residents paid prior to relocation as is stated in the Housing and Community Development Act of 1987.

8. The proposed demolition meets the requirement criteria for demolition: Project obsolescence related to deteriorated physical condition and inappropriate site design; and other factors namely inappropriate unit design and orientation.

9. This draft Demolition/Disposition Application will be reviewed in consultation with the Hayes Valley residents, with local government officials, and community based organizations.

10. The draft Demolition/Disposition also includes a draft Replacement Housing Plan and a draft Relocation Plan which will be reviewed in consultation with Hayes Valley North and Hayes Valley South residents, with local government officials, and community based organizations all comments will either be incorporated into the Application or documented as part of the Consultation part of the Application.

11. This Resolution shall take effect immediately.

APPROVED AS TO FORM

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

December 22, 1994
Date

Vice President Carpeneti moved to adopt Resolution No. 4400 and Commissioner Lee seconded the motion. Discussion followed with Commissioner Allen asking about specific provisions of the proposal. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Hadie Redd, Commissioner

Resolution No. 4400 was UNANIMOUSLY ADOPTED.

(d) Resolution No. 4401

RESOLUTION RESCINDING AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE COUNCIL OF RESIDENT MANAGEMENT CORPORATIONS OF SAN FRANCISCO, INC. (CORMC) TO SET FORTH GUIDELINES FOR THE PROFESSIONAL RELATIONSHIP BETWEEN THE SAN FRANCISCO HOUSING AUTHORIOTY AND CORMAC

WHEREAS, at the Housing Authority Commission meeting of November 28, 1994,* the Commission approved Resolution C, authorizing the Executive Director to enter into a Memorandum of Understanding with the Council of Resident Management Corporations of San Francisco, and

WHEREAS, the Commission has expressed an interest in revisiting this issue based on concerns over the mutual respect and good faith on the part of CORMAC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director not enter into a Memorandum of Understanding with the Council of Resident Management Corporations of San Francisco, Inc.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis,
Legal Counsel

December 22, 1994
Date

*Date in error; Resolution (c) was on Commission Agenda of December 8, 1994, and approved on that date

Vice President Carpeneti moved to adopt Resolution No. 4401 and Commissioner Palega seconded the motion. Discussion ensued. Vice President Carpeneti said that he did not understand why some Commissioners would want to rescind a Resolution that had been passed unanimously by the Commission. Commissioner Palega noted that, like Vice President Carpeneti who had mistakenly moved to adopt Resolution No. 4401, which he vociferously opposed, the original vote on Resolution No. 4392 was likewise mistakenly passed. After Commissioner Huggins' adamant statement of non-support for CORMC's position, the question on Resolution No. 4392 was then called, and the vote was taken in error in the confusion of the moment, Commissioner Palega added. President Meskunas said that Resolution No. 4392 merely authorizes the Executive Director to enter into a MOU with CORMC, nothing more. Given the legal opinion of CORMC's counsel, and Vice President Carpeneti, an attorney, there could be possible personal liability should Resolution No. 4392 be rescinded by the passage of Resolution No. 4401, President Meskunas added. President Meskunas then called for a roll call vote, and the vote was:

Karen Huggins, Commissioner **YES**
Sululagi Palega, Sr., Commissioner **YES**
Larry K. Lee, Commissioner **YES**
Barbara R Meskunas, President **NO**
Richard Carpeneti, Vice President **NO**
Jan Allen, Commissioner **YES**

NOT PRESENT FOR VOTING: Hadie Redd, Commissioner

Resolution No. 4401 was PASSED BY MAJORITY VOTE.

(e) Resolution No. 4402

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH SAN FRANCISCO ART COMMISSION TO REPAIR, APPLY PROTECTIVE COATING, AND SEISMICALLY SECURE EIGHT (8) BENJAMIN BUFANO SCULPTURES AT VALENCIA GARDENS DEVELOPMENT, CAL 1-4, FOR AN AMOUNT NOT TO EXCEED $30,859.60

WHEREAS, the Authority's Force Account Department removed the Bufano sculptures on loan from the City to pave and repair the pedestals in the Valencia Gardens courtyard; and

WHEREAS, the Art Commission evaluated their condition and is storing the sculptures prior to repair, protective treatment, and replacement of the sculptures in a manner that insures that the standards for handling the work are adhered to; and

WHEREAS, the Art Commission is the sole source for this work and was selected in accordance with federal regulations under CFR 24; Part 85.36; and

WHEREAS, the Art Commission working with the Human Rights Commission, requests qualifications annually, selects conservators and negotiates reasonable contracts for the repair, treatment and installation of outdoor sculpture and one of these conservators currently under contract with the Art Commission is experienced in overseeing this work; and

WHEREAS, funding for the replacement of the Benjamino Bufano sculptures was approved as part of the 1992 Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director is authorized to execute a purchase order with San Francisco Art Commission to replace Benjamino Bufano sculptures at Valencia Gardens Development, CAL 1-4, in an amount not to exceed $30,859.60.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine L. Chavis
Geraldine L. Chavis
Legal Counsel

December 22, 1994
Date

Vice President Carpeneti moved to adopt Resolution No. 4402 and Commissioner Palega seconded the motion. Discussion followed. The vote was:

AYES: Barbara R. Meskunas, President
Richard Carpeneti, Vice President
Jan Allen, Commissioner
Karen Huggins, Commissioner
Larry K. Lee, Commissioner
Sululagi Palega, Sr., Commissioner

NAYS: None

NOT PRESENT FOR VOTING: Hadie Redd, Commissioner

Resolution No. 4402 was UNANIMOUSLY ADOPTED.

12. PUBLIC SPEAKERS ON ITEMS NOT ON AGENDA:

Mary Jones, Westside Courts
Edith West, 3850 - 18th Street (Mission Terrace)
Betty J. Searcy, 3850 - 18th Street (Mission Terrace)
Bessie Crockett, Valencia Gardens
Peter Byrne
Doug Comstock, Lesbian/Gay/Bi Voters Project (AIDS)
Al Smith

13. EXECUTIVE SESSION:

Executive Session was canceled by an amendment to the Agenda.

14. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of December 22, 1994 adjourned at 6:49 p.m. by consensus. The next regular meeting has been scheduled for January 12, 1995 at Bret Harte School.

Barbara R. Meskunas
President

Felipe M. Floresca
Secretary and Executive Director